

The Corporation of the City of Kawartha Lakes

By-Law 2022-XXX

A By-law to Amend The Township of Emily Zoning By-law No. 1996-30 To Rezone Land within the City of Kawartha Lakes

File D06-2020-028, Report PLAN2022-038, respecting Part of Lot 19, Concession 3, geographic Township of Emily, being 689 Cottingham Road.

Recitals

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zone categories and provisions assigned to land.
2. The Director of Development Services as delegated by Council has required the subject lands be rezoned in order to facilitate use of the property as a trailer sales and storage outlet.
3. Council has received an application to amend the categories and provisions relating to a specific parcel of land in accordance with the provisional consent conditions.
4. A public meeting to solicit public input has been held.
5. Council deems it appropriate to rezone the property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-.

Section 1.00: Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 19, Concession 3, geographic Township of Emily, identified as 689 Cottingham Road, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily Zoning By-law is further amended by adding the following to subsection 7.3:
 - “7.3.40 AGRICULTURAL EXCEPTION FORTY (A1-40) ZONE
 - 7.3.40.1 Notwithstanding section 7.1, on land zoned A1-40, a trailer sales and storage establishment may be permitted subject to the following provisions:
 - i) a maximum of 32 trailers may be kept for storage or retail at any one time.
 - ii) retail and installation of trailer accessories may be permitted as an accessory use.
 - iii) the gross area of the trailer sales and storage establishment shall not exceed 2500 square metres.

iv) Section 3.13.1, as it pertains to Multiple Zones on a Lot, shall not apply to the A1-40 Zone.

All other requirements of the A1 Zone shall apply to lands zoned A1-40.

The Holding provision shall be removed once the applicant has entered into a site plan agreement to the satisfaction of the City.”

1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 1996-30 of the Township of Emily is further amended to change the zone category on:

- (a) A portion of the property from ‘Agricultural’ to ‘Holding - Agricultural Exception Forty (A1-40(H)) Zone’ as shown on Schedule ‘A’ attached to this By-law.

Section 2.00: Effective Date

2.01 **Effective Date:** This By-law shall come into force and effect on the date it is finally passed, subject to the provisions of Sections 34 and 36 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ____ day of _____, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2022.

MAYOR _____ CLERK _____

