

to

**The Corporation of the City of Kawartha Lakes**

REPORT PLAN2022-039

**By-Law 2022 -**

FILE NO: D01-16-007

D06-16-035

**A By-law to Amend the Township of Manvers Zoning By-law No. 87-06  
to Rezone Land within the City Of Kawartha Lakes**

[File D06-16-035, Report PLAN2022-039, respecting Part Lot 21, Concession 13,  
geographic Township of Manvers, identified as 344 Old Mill Road – Riwoche Society]

**Recitals:**

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land. Section 36 of the Planning Act authorizes Council to place a Holding (H) symbol on any zoning category assigned to property. The purpose of the Holding (H) symbol is to restrict the use of the property until conditions imposed by Council have been met.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a use consisting of a religious educational centre and place of worship (temple) on a portion of the subject land.
3. A public meeting to solicit public input has been held.
4. 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 Lot 21, Concession 13, geographic Township of Manvers, identified as 344 Old Mill Road, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following section to Section 10.4:  
  
“ss. Notwithstanding subsections 10.1 and 10.2, on land zoned A1-S45(H1), which corresponds to Phase 1, shall also be subject to the following additional zone provisions:

**Permitted Uses**

- a) Educational and retreat based uses within the existing single detached dwelling and additional residential unit in an accessory structure;
- b) Meditation huts with single rooms for sleeping accommodation.

### Zone Requirements

- i) Maximum number of meditation huts/sleeping cabins 6
- ii) Maximum cumulative floor area of cabins 100 sq. m.

On land zoned the A1-S45(H1) Zone, the removal of the holding (H1) symbol for Phase 1 shall be in accordance with the following:

- a) City approval of a road design to include road improvements and entrance design and location, municipal turn around, and cost estimates;
- b) Proposed phasing plan for road improvements;
- c) Peer review of the hydrogeological study for all three Phases;
- d) Servicing design for all three Phases and establishment of occupancies for all buildings; and
- e) Entering into a Site Plan Agreement with the City.

All other provisions of the A1 Zone and the By-law shall continue to apply.

Notwithstanding subsections 10.1 and 10.2, land zoned “A1-S45(H2)”, which corresponds to Phase 2, shall be subject to the following additional zone provisions:

### Permitted Uses

- a) An Educational Centre, with a maximum of 15 rooms for accommodation

### Zone Requirements

- i) Maximum **ground** floor area of Educational Centre 550 sq. m.
- ii) **Maximum no. of storeys** 2

On land zoned the A1-S45(H2) Zone, the removal of the holding (H2) symbol for Phase 2 shall be in accordance with the following:

- a) Confirmation of detailed servicing design and building occupancies;
- b) Completing required road upgrades to the satisfaction of the City; and
- c) Entering into an amended Site Plan Agreement with the City.

All other provisions of the A1 Zone and the By-law shall continue to apply.

Notwithstanding subsections 10.1 and 10.2, land zoned “A1-S45(H3)”, which corresponds to Phase 3, shall be subject to the following additional zone provisions:

### Permitted Uses

- a) Place of Worship (Temple) with a maximum of 7 rooms for accommodation

### Zone Requirements

- i) Maximum **ground** floor area of Temple 363 sq. m.
- ii) **Maximum no. of storeys** 2

On land zoned the A1-S45(H3) Zone, the removal of the holding (H3) symbol for Phase 3 shall be in accordance with the following:

- a) Confirmation of detailed servicing design and building occupancies;
- b) Completing required road upgrades to the satisfaction of the City; and
- c) Entering into an amended Site Plan Agreement with the City.

All other provisions of the A1 Zone and the By-law shall continue to apply.

Notwithstanding subsections 10.1, 10.2 and 20.12, lands zoned A1-S45 will be also subject to the following zone provisions:

### Non-Permitted Uses

- a) A wedding facility
- b) Hosting of outside events **not associated with the retreat-based use**

### Zone Requirements

- i) Minimum parking space requirements for retreat based uses, education centre and temple 1 per room for accommodation plus 1 per 2 staff"

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category from the Rural General (A1) Zone to the Rural General Special Forty-Five Holding [A1-S45(H1)(H2)(H3)] Zone for the land referred to as 'A1-S45(H1)(H2)(H3)', 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 take 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.

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Andy Letham, Mayor

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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 \_\_\_\_\_

