

The Corporation of the City of Kawartha Lakes

By-Law 2022 -

A By-law to Amend the Township of Fenelon Zoning By-law No. 12-95 to Rezone Land within the City Of Kawartha Lakes

[File D06-2022-017, Report PLAN2022-042, respecting Part Lot 21, Concession 1, geographic Township of Fenelon, being 1491 Glenarm Road – Victor Webster Farms Ltd.]

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.
2. The Director of Development Services as delegated by Council has required the subject lands be rezoned in order to sever two rural residential lots as a condition of provisional consent in applications D03-2020-001 and D03-2020-002.
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 Lot 21, Concession 1, geographic Township of Fenelon, identified as 1491 Glenarm Road, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No.12-95 of the Township of Fenelon Zoning By-law is further amended by adding the following to subsection 10.3:

“10.3.6 HAMLET RESIDENTIAL EXCEPTION SIX (HR-6) ZONE

10.3.6.1 Notwithstanding subsection 10.2.1.1(b), the minimum lot area shall be 0.55 ha.”
- 1.03 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon Zoning By-law is further amended by adding the following to subsection 10.3:

“10.3.7 HAMLET RESIDENTIAL EXCEPTION SEVEN (HR-7) ZONE

10.3.7.1 Notwithstanding subsection 10.2.1.1(b), the minimum lot area shall be 1.67 ha.

10.3.7.2 Notwithstanding subsection 10.2.1.2(b), the minimum lot frontage will be 15 m.”

1.04 **Schedule Amendment:** Schedule ‘A’ to By-law No. 12-95 of the Township of Fenelon is further amended to change the zone category on:

- a) A portion of the property from ‘Agricultural (A1) Zone’ to ‘Hamlet Residential Exception Six (HR-6) Zone’ as shown on Schedule ‘A’ attached to this By-law.
- b) A portion of the property from ‘Agricultural (A1) Zone’ to ‘Hamlet Residential Exception Seven (HR-7) 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 take effect on the date it is finally passed, subject to the provisions of Section 34 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