

The Corporation of the City of Kawartha Lakes to

By-Law 2022 -

REPORT PLAN2022-058

FILE NO: D06-2021-032

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 D06-2021-032, Report PLAN2022-058, respecting Part of Lot A and Lot B, Plan 115, geographic Township of Fenelon, being 10 Goodman Road – Hunt Homes Inc.]

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 replacement dwelling on the east portion of the subject land and rezone the west portion of the subject land to facilitate a future severance for a waterfront lot.
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 of Lot A and Lot B, Plan 115, geographic Township of Fenelon, identified as 10 Goodman Road, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended by adding to Section 10.3 the following:

“10.3.8 Hamlet Residential Exception Eight (HR-8) Zone

10.3.8.1 In addition to the provisions of Section 10.2 and notwithstanding the provisions of Section 3.18.1.1, land zoned “HR-8” shall be subject to the following zone provisions:

- a) Min. Environmental Protection Zone water setback (east side) 9.3 m.
- b) Min. Environmental Protection Zone water setback (west side) 12 m.

10.3.8.2 On land zoned HR-8 (H) and HR (H), the removal of the (H) holding symbol shall be in accordance with the following:

- a) The owner shall confirm that any further required groundwater monitoring, evaluation, mitigation or remediation measures are implemented to reduce any potential risk to human and environmental health to satisfy the KRCA and/or MECP as necessary, prior to development on the HR-8 and HR zoned portions of the subject land.”

1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 12-95 of the Township of Fenelon is further amended to change the zone category from the ‘Tourist Commercial (C3) Zone’ and ‘Hamlet Residential (HR) Zone’ to the ‘Hamlet Residential Exception Eight Holding [HR-8 (H)] Zone’ and from the ‘Tourist Commercial (C3) Zone’ to the ‘Hamlet Residential Holding [(HR) (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 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.

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 _____

