

# 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 D06-2021-032, 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.
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 Notwithstanding Section 3.13.1, the zone boundary between the HR-8 and HR zones shall not be considered a lot line for the purposes of interpreting and applying the “zone” and “general provisions” of the By-law.

10.3.8.3 On land zoned HR-8 and HR, development shall be in accordance with the following:

- a) The water treatment system installed to service the development shall be in accordance with recommendations from the Ministry of Environment, Conservation and Parks and Kawartha Region Conservation Authority.”

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 (HR-8) Zone’ and from the ‘Tourist Commercial (C3) Zone’ to the ‘Hamlet Residential (HR) 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.

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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 \_\_\_\_\_



Balsam  
Lake

TARTAN ST

BRIDGE ST

GREYWOOD  
DR

COLDSTREAM RD

Rosedale River

GOODMAN RD

TRENT CANAL RD

HWY 35

HR

HR-8

Geographic Township  
of Fenelon