

The Corporation of the City of Kawartha Lakes

By-Law 2022 - ____

A By-law to Amend the Village of Omemee Zoning By-law No. 1993-15 to Rezone Land within the City Of Kawartha Lakes

[File D06-2022-025, Report PLAN2022-075, respecting Plan 109, Block 10, Part of Midland Railway Lands, former Village of Omemee, City of Kawartha Lakes, 43 & 46 Deane Street North, Omemee – Austin and Alana Westlake]

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. Section 36 of the Planning Act, R.S.O. 1990, c.P.13 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 specific uses of the property until conditions imposed by Council have been met.
3. Council has received an application to amend the zoning provisions to recognize and existing towing operation and related outdoor storage area as a secondary use to the residential use on the property. Repairs related to the operation are also being requested.
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 Plan 109, Block 10, Part of Midland Railway Lands, former Village of Omemee, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 1993-15 of the Village of Omemee is further amended to add the following new Section 8.3.9:

‘8.3.9. Residential Type One Exception Nine (R1-9) Zone

Notwithstanding Section 8.1, the following uses shall also be permitted on land zoned R1-9:

- a. Towing facility with related minor motor vehicle inspections and repairs accessory to a residential use

b. Outdoor storage of motor vehicles related to the towing facility

Notwithstanding Section 8.2, on lands zoned R1-9, the buildings and structures related to a towing facility shall be subject to the following provisions:

- a. Single storey frame building with a floor area of 200 sq.m. to be used for indoor storage related to the towing facility and for minor inspections and repairs related to a towing facility.
- b. Two storey frame building with a floor area of 150 sq.m. to be used for office uses related to a towing facility and for minor inspections and repairs related to a towing facility.
- c. Area for outdoor storage of motor vehicles is 800 sq.m.

All other provisions of the R1 zone and the By-law shall apply.

The Holding provision shall be removed from the R1-9 zone once once the applicant entered into a site plan agreement with the City for the development.'

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 1993-15 of the Village of Omemee is further amended to change the zone category from the 'Residential Type One (R1) Zone' and 'Community Facility (CF) Zone' to the 'Residential Type One Exception Nine – Holding (R1-9(H)) Zone' for the land referred to as 'R1-9(H)' 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 13 day of December, 2022.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk