

The Corporation of the City of Kawartha Lakes

By-Law 2024 -

A By-Law To Amend The Township of Emily Zoning By-Law No. 1996-30 To Rezone Land Within The City Of Kawartha Lakes

File D06-2022-005, Report PLAN2024-031, respecting Part of Lot 14, Concession 13, geographic Township of Emily, being 29 Sunnywood Road – Martin

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 private school as an additional permitted use 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 2024-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 14, Concession 13, geographic Township of Emily, identified as 29 Sunnywood Road, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended by adding to Section 7.3 the following:

“7.3.41 Agricultural Exception Forty One (A1-41) Zone

7.3.41.1 Notwithstanding subsections 7.1.1 and 7.2.1, land zoned “A1-41” may only be used for an agricultural use and a private school.

7.3.41.2 Notwithstanding subsection 7.2.1 and article 3.14.1.2, land zoned “A1-41” to be used for a private school shall be subject to the following zone provisions:

- | | |
|---|------------|
| a) Gross Floor Area (max.) | 150 sq. m. |
| b) Yard Setback to Centreline Road (min.) | 30 m. |

c) Parking (min.) 6 spaces

7.3.41.3 The provisions of subsection 3.13.1 and 3.14.2.2 shall not apply.

7.3.41.4 On land zoned A1-41(H), the removal of the (H) holding symbol shall be in accordance with the following:

a) The owner shall apply for and obtain Site Plan Approval for the development on the A1-41 zoned portion of the subject land.”

1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 1996-30 of the Township of Emily is further amended to change the zone category from the ‘Agricultural (A1) Zone’ to the ‘Agricultural Exception Forty One Holding [A1-41 (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 21st day of May, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____

Geographic Township of Emily



Lot 13
Concession 13

Lot 14
Concession 13

Lot 15
Concession 13

A1-41(H)

A1

Centreline
Rd

Sunnywood Rd

Lot 13
Concession 12

Lot 14
Concession 12

Lot 15
Concession 12