

The Corporation of the City of Kawartha Lakes

By-Law 2025 - [REDACTED]

A By-law to Amend the Township of Manvers Zoning By-law 87-06 to Rezone Land within the City Of Kawartha Lakes

[File D06-2024-006, Report PLAN2025-013, respecting Part of Lot 17, Concession 9, Geographic Township of Manvers, now in City of Kawartha Lakes, identified as 456 Lifford Road - Adam and Marie Shea]

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 rezone the 'Subject Land' from the 'Rural General' (A1) Zone to 'Rural General S48' (A1-S48) Zone for the proposed Retained Land; and from the 'Rural General' (A1) Zone to a site-specific 'Rural Residential Type One S26' (RR1-S26) Zone for the proposed Severed Land. This would fulfill a condition of provisional consent for application D03-2024-025.
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 2025-[REDACTED].

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 17, Concession 9, Geographic Township of Manvers, now in City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following section to Section 10:

10.4 A1 SPECIAL ZONES

'vv. Notwithstanding subsection 10.1, on land zoned A1-S48, the following shall apply:

- i. Residential uses shall not be permitted.'

1.03 **Textual Amendment:** By-law No. 87-06 of the Township of Manvers is further amended to add the following section to Section 3:

3.3 RR1 SPECIAL ZONES

'z. Notwithstanding subsection 3.2 and subsection 20.1 b, on land zoned RR1-S26, the following shall apply:

- i. Minimum lot frontage 4.5 m
- ii. Minimum side yard for an accessory building 5 m

All other provisions of Section 3 and Section 20 shall continue to apply to land zoned RR1-S26.'

- 1.04 **Schedule Amendment:** Schedule 'A' to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category from the 'Rural General' (A1) Zone to the 'Rural General S48' (A1-S48) Zone for a portion of the 'Subject Land', as shown on Schedule 'A' attached to this By-law.
- 1.05 **Schedule Amendment:** Schedule 'A' to By-law No. 87-06 of the Township of Manvers is further amended to change the zone category from the 'Rural General' (A1) Zone to 'Rural Residential Type One S26' (RR1-S26) Zone for a portion of the 'Subject Land', 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 18th day of February, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

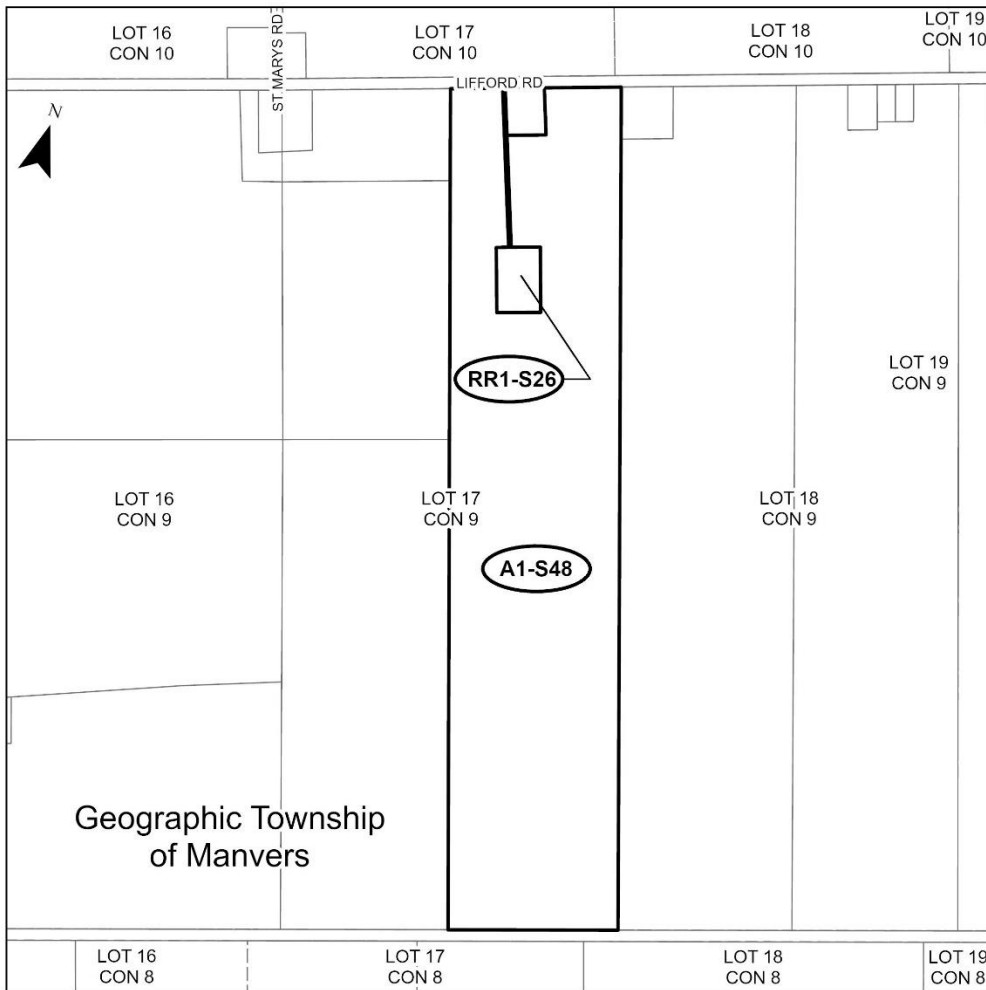
THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

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

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____



SRQ-23845