

The Corporation of the City of Kawartha Lakes

By-Law 2025 -

A By-law to Amend the Town of Emily Zoning By-law No. 1996-30 to Rezone Land within the City Of Kawartha Lakes

[File D06-2025-001, Report PLAN2025-010, respecting Part of Lot 15, Concession 2, Geographic Township of Emily, identified as 757 Meadowview Road – 1708673 Ontario Limited (Stephen Bell)]

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 'Agricultural (A1)' Zone to a site-specific 'Agricultural (A1-43)' Zone for the proposed Retained Land; and from the 'Agricultural (A1)' Zone to a site-specific 'Agricultural (A1-44)' Zone for the proposed Severed Land. This would fulfill a condition of provisional consent for application D03-2024-027.
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-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 15, Concession 2, Former Geographic Township of Emily, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Town of Emily is further amended to add the following section to Section 7.3:
 - '7.3.43 Agricultural Exception 43 (A1-43) Zone
 - a. Notwithstanding permitted uses in subsection 7.1, on land zoned A1-43, residential uses shall not be permitted.
 - 7.3.44 Agricultural Exception 44 (A1-44) Zone
 - a. Notwithstanding the subsection 7.2, on land zoned A1-44, the minimum lot frontage shall be 10 m.
 - b. Notwithstanding subsection 3.1.3.3, the maximum lot coverage for accessory buildings shall be 10%.'

- 1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 1996-30 of the Town of Emily is further amended to change the zone category from the 'Agricultural (A1)' Zone to the 'Agricultural (A1-43)' Zone; and an 'Agricultural (A1)' Zone to a 'Agricultural (A1-44)' 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 18th day of February, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

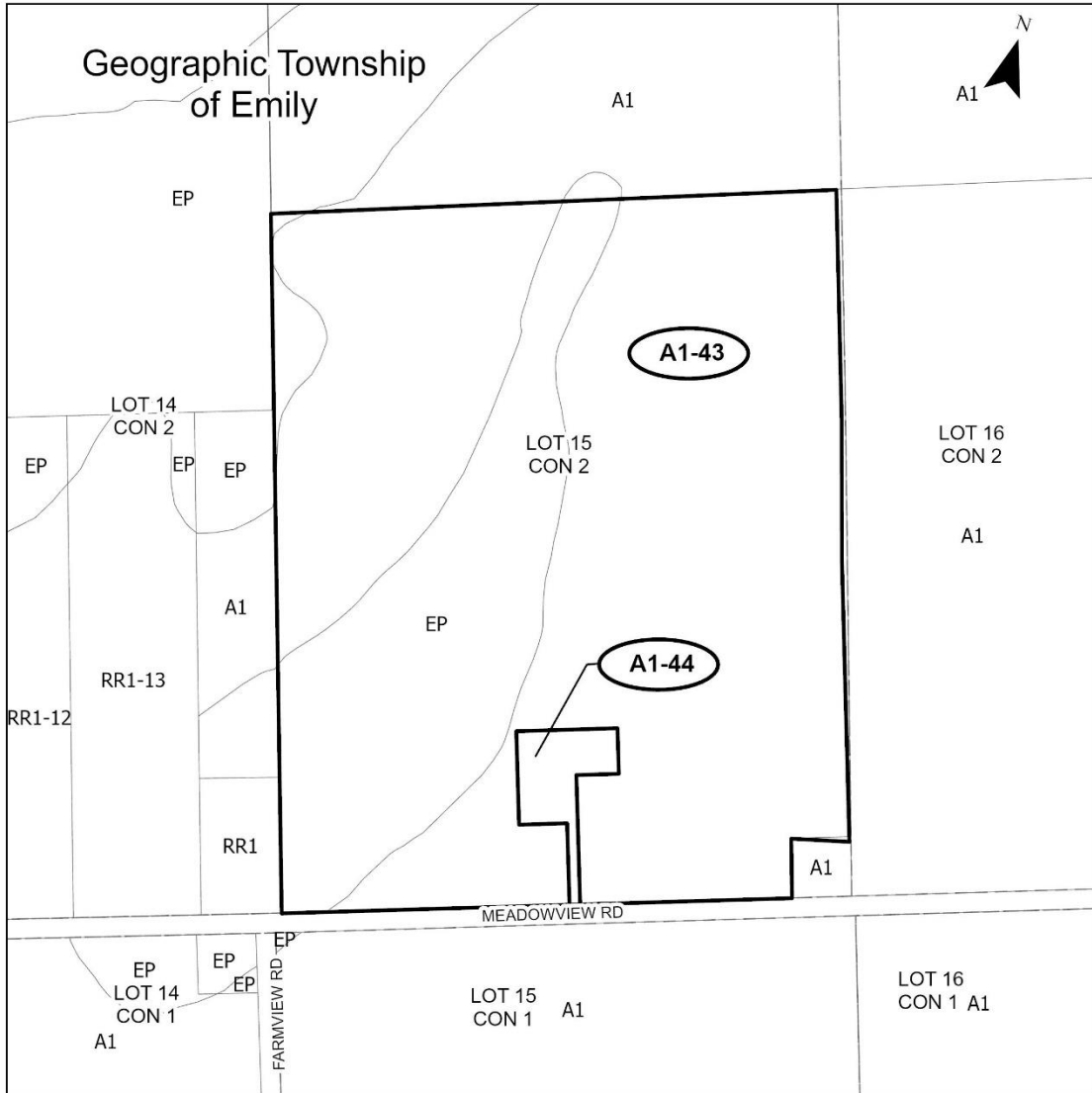
THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

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

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____



SRQ-23845