

The Corporation of the City of Kawartha Lakes

By-Law 2024 - XX

A By-law to Amend the Township Ops Zoning By-law No. 93-30 to Rezone Land within the City Of Kawartha Lakes

[File D06-2024-024, Report PLAN2025-022, respecting 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops, City of Kawartha Lakes, identified as 4 Riverwood Park Road – Kevin Duguay]

Recitals:

1. Sections 34 and 36 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 self-storage facility and a motor vehicle dealership, and to include a Holding (H) provision due to archaeological potential on 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 2025-XX.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 93-30 of the Township of Ops is amended by adding the following section to Section 10.3.19:

‘Section 10.3.19 Highway Commercial Exception Zone 19 (H) (CH-19(H)) Zone
 - a. Notwithstanding Section 10.1, land zoned CH shall permit a self-storage facility in addition to all uses permitted in the CH zone.
 - b. Notwithstanding the regulations in Section 2.17 on lands zoned CH-19(H) the proposed 42 parking spaces for the motor vehicle dealership and 22 parking spaces for self-service storage facilities are deemed to comply.
 - c. Where the zone designation on Schedule ‘D’ is followed by the holding symbol ‘(H)’, the lands are subject to the completion of an archaeological assessment has been submitted to the City and entered into the Ontario Public Register of Archaeological Reports.

- 1.03 **Schedule Amendment:** Schedule 'A' to Zoning By-law 93-30 of the Township of Ops is further amended to change the 'Agricultural Exception Three (A-3)' zone and the 'Highway Commercial (CH)' zone by changing the zone category of the subject lands located in 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops, to the 'Highway Commercial Exception Nineteen (H) (CH-19(H))' zone, as shown on Schedule 'A' attached hereto and forming part of 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 ** day of ***, 2025.

Douglas J.F. 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 _____

