

The Corporation of the City of Kawartha Lakes

By-Law 2025 - XX

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 D06-2024-025, Report PLAN2025-041, respecting Part Lot 20, Concession 4, Geographic Township of Emily, City of Kawartha Lakes, identified as 54 Loop Line - D.M. Willis Associates Limited]

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 proposed severance 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-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Part Lot 20, Concession 4, Geographic Township of Emily, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 1996-30 of the Township of Emily is further amended to add the following subsection to Sections 7.3.45 and 7.3.46:

7.3.45 A1-45(H) Zone

Notwithstanding the permitted uses and zone requirements for the A1 zone, on land zoned A1-45(H), the following shall apply:

- a. The minimum lot area shall be 3.7 hectares.;
- b. The minimum lot frontage shall be 114.7 meters.;
- c. The minimum Front Setback shall be 21 meters.; and
- d. Until the holding provision has been removed, No development or site alteration shall be undertaken on the subject property.

On land zoned A1-45(H), the removal of the (H) holding symbol shall be in accordance with the following:

- a. An archaeological assessment of the property has been completed by a licensed archaeologist in compliance with the Standards and Guidelines

for Consultant Archaeologists and a report has been submitted to the City and entered into the Ontario Public Register of Archaeological Reports with a recommendation of one of the following:

- i. No archaeological site of cultural heritage value or interest has been identified and no further archaeological assessment is required;
 - ii. Any identified archaeological site is of no further cultural heritage value or interest and any impacts have been successfully mitigated;
 - iii. Any identified archaeological site of further cultural heritage value or interest in conserved and protected in a manner as detailed in the archaeological assessment.
- b. A complete application to remove the holding provision shall include documentation to confirm that the licensed archaeologist engaged with the Williams Treaties First Nations to their satisfaction in preparing and finalizing the archaeological report.

7.3.46 A1-46 Zone

Notwithstanding the permitted uses and zone requirements for the A1 zone, on land zoned A1-46 the following shall apply:

- e. The minimum lot frontage shall be 80.1 meters.; and,
- f. The minimum lot area shall be 31.4 hectares.

- 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 Exception Twenty - Three [A1-23] Zone to the Agricultural Exception Forty – Five Holding [A1-45 (H)] Zone and Agricultural Exception Forty Six [A1-46], 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 ** day of **, 2025.

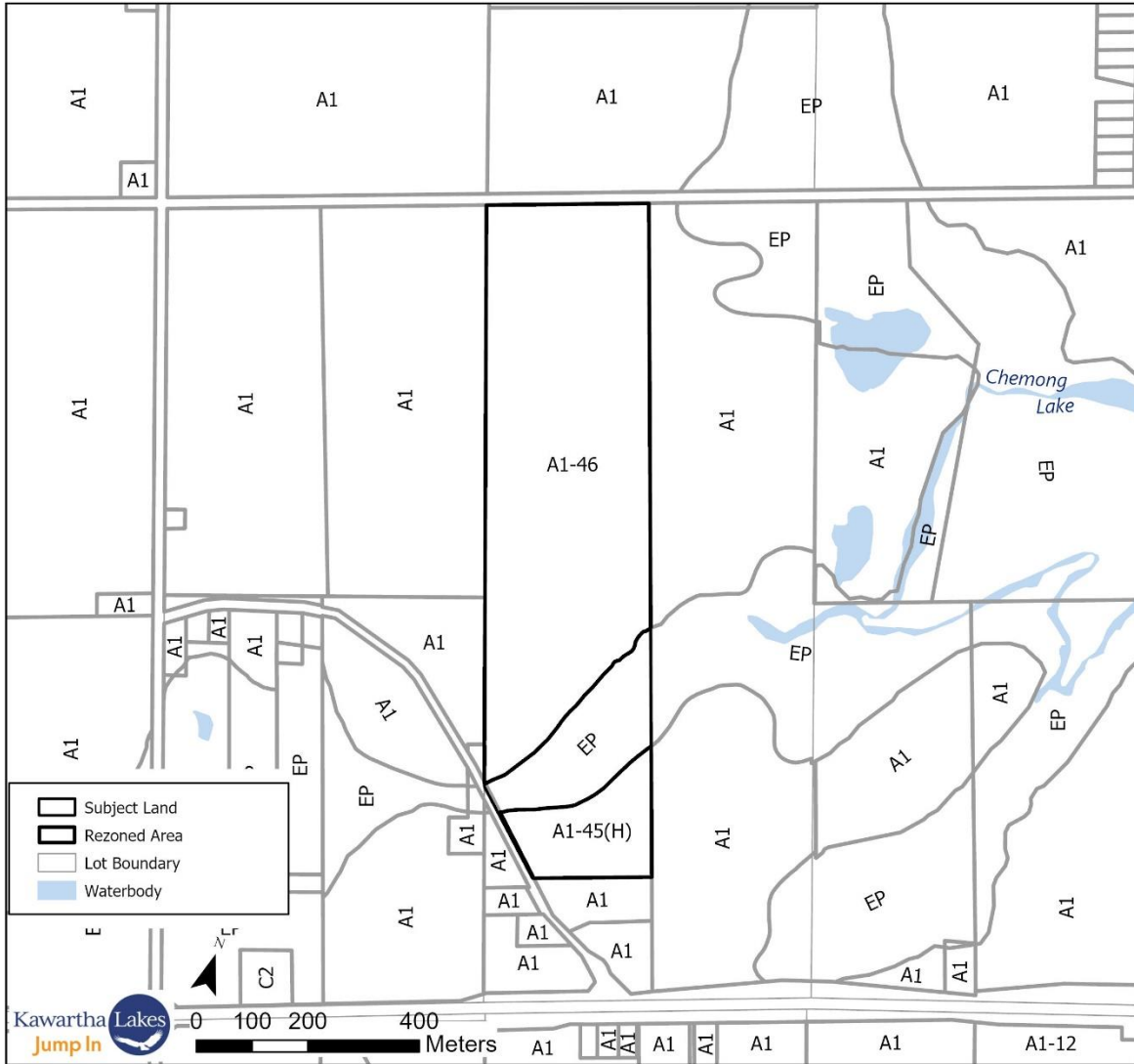
THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

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

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____



June 25, 2025

SRQ-29901 D06-2024-025