

The Corporation of the City of Kawartha Lakes

By-Law 2026 - XXX

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

File D06-2025-004, Report PLAN2026-021, respecting Concession 1, Part Lot 13, Geographic Township of Emily, City of Kawartha Lakes, identified as 964 Hayes Line – 1000810255 Ontario Inc.

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 permit the use of an Agriculture Produce Processing and Packaging facility on the Subject Land and provide relief from parking requirements.
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 2026-XXX.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this By-law is described as Concession 1, Part Lot 13, Geographic Township of Emily, City of Kawartha Lakes.

1.02 **Text Amendment:** By-law No. 1996-30 of the Township of Emily is further amended to add to the following text to Section 7.3:

‘7.3.47: AGRICULTURAL EXCEPTION FORTY-SEVEN (A1-47) ZONE

7.3.47.1 Notwithstanding any other provision in this By-law to the contrary, on land zoned A1-47, the following uses shall be permitted in addition to the permissions given in Section 7.1:

- (a) Agriculture Produce Processing and Packaging facility; and
- (b) Business or Professional Office accessory to a permitted use.

7.3.47.2 Notwithstanding clause “c” in article 7.2.1.6, on land zoned A1-47, the maximum combined Gross Floor Area for an Agriculture Produce Processing

and Packaging facility and an accessory Business or Professional Office shall be 2,600 square metres.

7.3.47.3 Notwithstanding article 3.14.1.2, on land zoned A1-47, the minimum number of parking spaces required shall be as follows:

- (a) Agriculture Produce Processing and Packaging facility and Business or Professional Office: 37 spaces; and
- (b) For all other uses, the provisions given in article 3.14.1.2 shall otherwise continue to apply.'

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 'Agricultural (A1)' Zone to 'Agricultural Exception Forty-Seven Zone (A1-47)' Zone for the lands referred to as 'A1-47' 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 XX day of April, 2026.

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 _____ 2026.

MAYOR _____ CLERK _____

