

The Corporation of the City of Kawartha Lakes

By-Law 2018 -

A By-Law To Amend The Village of Bobcaygeon Zoning By-Law No. 16-78 To Rezone Land Within The City Of Kawartha Lakes

[File D06-17-030, Report PLAN2018-016, respecting Plan 11 Range 7 Part of Lot 9 East of William Street, former Village of Bobcaygeon, identified as 30 King Street East – NICHOL]

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 microbrewery use, and to amend the development standards 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 2018-__.

Section 1:00 Zoning Details

1.01 Property Affected: The Property affected by this by-law is described as Plan 11 Range 7 Part of Lot 9 East of William Street, former Village of Bobcaygeon, City of Kawartha Lakes.

1.02 Textual Amendment: By-law No. 16-78 of the Village of Bobcaygeon is further amended by adding the following definition and renumbering Section 2 accordingly:

"MICROBREWERY means a building or part thereof used for the brewing and retail sale of beer for public consumption on or off the premises; and includes the following as accessory uses: areas for sampling, retail display and retail sales"

1.03 Textual Amendment: By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following section to Section 11.5:

"m. Notwithstanding Sections 11.1, 11.2 b., 11.3, 3.13 a., 3.14, and the definition of 'Parking Space' in Section 2.92, on land zoned C1-S13 the following requirements shall apply:

- i) A microbrewery shall be a permitted use;

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- ii) Maximum lot coverage 35 %
- iii) Maximum number of dwelling units 1
- iv) For the microbrewery use listed in i) above in conjunction with the permitted dwelling unit, the minimum number of parking spaces for both uses together shall be six (6)
- v) A minimum of 1 loading space equal to one parking space not less than 2.75 m. in width and not less than 15.95 sq. m. in area. Provided that this loading space shall be counted as part of the total number of parking spaces as required by iv) above
- vi) A parking space shall have a minimum width of 2.75 m., a minimum length of 5.8 m., and a minimum area of 15.95 sq. m. A parking space used for accessible parking purposes shall have a minimum width of 3.6 m, a minimum length of 5.8 m., and an aisle with a minimum width of 1.2 m.

All other requirements of the By-law shall apply to land zoned C1-S13.

On land zoned C1-S13(H), the removal of the holding symbol "(H)" shall be in accordance with the following:

- Site development drawings including a lot grading and drainage plan addressing stormwater management have been submitted for review and approved by the City of Kawartha Lakes"

1.04 **Schedule Amendment:** Schedule 'A' to By-law No. 16-78 of the Village of Bobcaygeon is further amended to change the zone category from the Central Commercial (C1) Zone to the Central Commercial Special Thirteen Holding [C1-S13(H)] Zone for the land referred to as 'C1-S13(H)', 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 ***, 2018.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED
THIS _____ DAY OF _____ 2018.

MAYOR _____ CITY CLERK _____



