

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 PLAN2018-029, 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. 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 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, 3.15 a., 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;

- 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, 5.2 m. in length, and not less than 14.3 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., except where a parking space abuts the required landscape buffer, in which case the minimum length shall be reduced to 5.2 m. and the minimum area reduced to 14.3 sq. m.
- vii) A parking space used for accessible parking purposes shall have a minimum width of 3.6 m, a minimum length of 6.0 m., and an aisle with a minimum width of 1.2 m.
- viii) Where a "C1-S13" zone abuts an "O2" zone, when an opaque fence is provided in conjunction with the landscaping, a landscaped buffer may be reduced in width to 0.9 m.

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

- 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 (C1-S13) Zone" for the land referred to as 'C1-S13', 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 ** day of ***, 2018.

Andy Letham, Mayor

Cathie Ritchie, City Clerk