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**The Corporation of the City of Kawartha Lakes**REPORT PLAN2019-001**By-Law 2019 -**FILE NO: D06-2018-027**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 D06-2018-027, Report PLAN2019-001, respecting Block A and Part of Block B, S/S Front Street, Plan 70, former Village of Bobcaygeon, identified as 31 Main Street.

**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:
  - (a) recognize the residential use within the residential building on the land to be severed, and
  - (b) prohibit residential use and address the reduced parking on the balance of the property,in order to fulfill a condition of provisional consent approval.
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 2019-\_\_.**

**Section 1:00 Zoning Details**

- 1.01 **Property Affected:** The Property affected by this by-law is described as Block A and Part of Block B, S/S Front Street, Plan 70, 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 subsection to Section 6.3:
  - “n. Notwithstanding Section 6.1, on land zoned R2-S14 only the following uses are permitted:
    - i. Duplex dwelling
    - ii. All uses permitted in the R1 Zone

Notwithstanding Section 6.2, on land zoned R2-S14 the following Zone provisions apply:

- iii.
  - a. Minimum lot area 322 sq. m.
  - b. Minimum lot frontage 21 m
  - c. Maximum height 11 m
  - d. Minimum floor area per dwelling unit 74 sq. m.
  - e. Maximum lot coverage limited to the building and structures existing on the date of passing of this by-law
  - f. Minimum front, side, and rear yards limited to the building existing on the date of passing of this by-law.
- iv. Modifications to the existing building which change the height and/or footprint and/or floor area are subject to the yard requirements within Section 6.2.
- v. New construction is subject to the yard and coverage requirements specified in Section 6.2”

1.03 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended by adding the following subsection to Section 13.3:

- “d. Notwithstanding Section 13.1 and 3.3 (a), on land zoned C3-S4:
- i. a dwelling unit accessory to a use listed in Section 13.1 (a) to (j) is not permitted
  - ii. a minimum of 12 on-site parking spaces are to be provided for the permitted uses in operation on the date of passing of this by-law

All other requirements of the (C3) Zone and the By-law shall apply to land zoned C3-S4.”

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 on a portion of the Property from “Commercial Recreation (C3) Zone” to “Urban Residential Type Two Special Fourteen (R2-S14) Zone” for the land referred to as ‘R2-S14’, as shown on Schedule ‘A’ attached to this By-law, and to change the zone category on the balance of the Property from “Commercial Recreation (C3) Zone” to “Commercial Recreation Special Four (C3-S4) Zone” for the land referred to as ‘C3-S4’, 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 \*\* , 2019.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ PASSED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

