

The Corporation of the City of Kawartha Lakes  
By-Law 2021 -

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 D06-17-028, Report PLAN2021-006, respecting Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, Former Village of Bobcaygeon, identified as 7-27 Lakewood Crescent – Port 32 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 a residential use and to amend the development standards on the subject land to facilitate the development of 48 townhouse dwelling units.
- 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 2021-\_\_.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, 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 to add the following section to Section 7a.3:

“k. Notwithstanding Sections 7a.1 and 7a.2, on land zoned R4-S11, townhouse dwelling units are permitted subject to the following zone provisions:

- i. Lot means the entirety of those lands outlined and referred to as "R4-S11" as shown on Schedule "A" attached hereto.
- ii. Lot frontage means that portion of the lot abutting on Lakewood Crescent.
- iii. Section 3.13 b. iii does not apply to lands zoned R4-S11.
- iv. Maximum number of dwelling units 48
- v. Minimum Front Yard Setback 4.4m
- vi. Minimum Interior Side Yard Setback 2.6m
- vii. Minimum Exterior Side Yard Setback 3.0m
- viii. Minimum Rear Yard Setback 3.4m
- ix. Minimum Building Separation 3.0m  
with end walls  
containing  
windows that face  
each other
- x. Maximum Lot Coverage 40%”

1.03 **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 General Industrial (M2) Zone to an Urban Residential Type Four Exception Eleven (R4-

S11) Zone for the land referred to as 'R4-S11', 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 \*\*\*, 2021.

\_\_\_\_\_  
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 \_\_\_\_\_ 2021.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_

