

# **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 6.0m
  - vi. Minimum Interior Side Yard Setback 2.6m

- vii. Minimum Exterior Side Yard Setback (side facing units) 3.0m
- viii. Minimum Exterior Side Yard Setback (rear facing units) 6.0m
- ix. Minimum Rear Yard Setback 5.0m
- x. Minimum Building Separation 3.0m  
with end walls  
containing  
windows that face  
each other
- xi. Maximum Lot Coverage 47%
- xii. Notwithstanding Sections 7a.3.k.v, 7a.3.k.viii and 7a.3.k.ix above,  
uncovered or covered decks are permitted to encroach a maximum of  
3.05 meters into the minimum yard setback and deck stairs and landings  
are exempt from minimum yard setback requirements.”

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 \_\_\_\_\_

