

**The Corporation of the City of Kawartha Lakes**

**By-law 2020-**

**A By-law to Amend the Village of Bobcaygeon Zoning By-law 16-78 to Rezone  
Land within the City of Kawartha Lakes**

[File \_\_\_\_\_, Reports \_\_\_\_\_, respecting Part Lots 7 and 8, Plan 70 Fourth Range, Parts  
1 and 2 of Plan 57R-8768, being 12 Mansfield Street – Jodi Harper]

**Recitals:**

1. Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P. 13, authorize Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions pertaining to a specific parcel of land to permit a bruncheonette as an additional permitted use on the subject land.
3. A public meeting to solicit public input has been held.

Accordingly, the Council of the Corporation of the City of Kawartha Lakes enacts this By-law 2020-\_\_\_\_\_.

**Section 1:00        Zoning Details**

- 1.01 **Property Affected:** The property affected by this By-law is described as Part Lots 7 and 8, Plan 70 Fourth Range, Parts 1 and 2 of Plan 57R-8768, geographic Township of Verulam, being 12 Mansfield Street, Village of Bobcaygeon, now in the City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended by adding subsection 6.3.X as follows:

"X        Notwithstanding the permitted uses in Section 6.1, on land zoned R2-X the following uses shall also be permitted accessory to a primary residential use:

**Commercial Uses:**

Bruncheonette  
Bed and breakfast  
Bakery  
Bistro  
Coffee house

For the purposes of subsection 6.3.X, on lands zoned R2-X a bruncheonette shall be defined as a building or structure or part thereof in which primarily light breakfast and lunch fare is prepared and associated dining facilities provided.

i. An accessory building for commercial uses may be located within the front yard.

iii. Minimum number of loading spaces	0
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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 'Urban Residential Type Two (R2) Zone' to the 'Urban Residential Type Two – Exception X (R2-X) Zone' as shown on Schedule 'A' attached to this By-law.

**2.01 Force and Effect:** This By-law shall come into force and 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.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE

VILLAGE OF BOBCAYGEON

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

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

