

# **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 D06-2021-016, Report PLAN2021-039, respecting Part of Lot 16, Concession 9 and Part of Park Lot 2, Registered Plan No. 70, former Village of Bobcaygeon, now City of Kawartha Lakes, Vacant Land on Front Street West and West Street – Three Lakes Development 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 front porch and stair encroachments into the front yards and deck and stair encroachments into the rear yards of lots 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 2021-\_\_.**

#### **Section 1:00      Zoning Details**

1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 16, Concession 9 and Part of Park Lot 2, Registered Plan No. 70, former Village of Bobcaygeon, now City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended by replacing Section 5.3.n with the following:

“5.3.n. Urban Residential Type One Exception Fourteen (R1-S14) Zone

Notwithstanding subsection 5.2, land zoned R1-S14 shall be subject to the following provisions:

|                       |           |
|-----------------------|-----------|
| Minimum Lot Area      | 450 sq.m. |
| Minimum Front Yard    | 6 m       |
| Minimum Side Yard     | 1.2 m     |
| Minimum Flankage Yard | 3 m       |
| Maximum Lot Coverage  | 50%       |

No accessory buildings, structures, or fencing shall be erected within 4.5 metres of the rear lot line within a R1-S14 zone. Notwithstanding this provision, a

privacy fence may be erected parallel to the rear lot line within 0.20 metres of the rear lot line.

Notwithstanding the front yard setback above, a front porch may be permitted to encroach up to 1.5 metres into the front yard setback with the stairs being allowed to encroach a further 1.5 metres into the front yard setback beyond the front porch.

Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage.”

- 1.03 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended by replacing Section 5.3.o with the following:

“5.3.o. Urban Residential Type One Exception Fifteen (R1-S15) Zone

Notwithstanding subsection 5.2, land zoned R1-S15 shall be subject to the following provisions:

|                       |           |
|-----------------------|-----------|
| Minimum Lot Area      | 450 sq.m. |
| Minimum Front Yard    | 6 m       |
| Minimum Side Yard     | 1.2 m     |
| Minimum Flankage Yard | 3 m       |
| Maximum Lot Coverage  | 50%       |

Notwithstanding the front yard setback above, a front porch may be permitted to encroach up to 1.5 metres into the front yard setback with the stairs being allowed to encroach a further 1.5 metres into the front yard setback beyond the front porch.

Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage.”

- 1.04 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended by replacing Section 5.3.p with the following:

“5.3.p. Urban Residential Type One Exception Sixteen (R1-S16) Zone

Notwithstanding subsection 5.2, land zoned R1-S16 shall be subject to the following provisions:

|                       |           |
|-----------------------|-----------|
| Minimum Lot Area      | 360 sq.m. |
| Minimum Lot Frontage  | 12 m      |
| Minimum Front Yard    | 6 m       |
| Minimum Side Yard     | 1.2 m     |
| Minimum Flankage Yard | 3 m       |
| Maximum Lot Coverage  | 50%       |

Notwithstanding the front yard setback above, a front porch may be permitted to encroach up to 1.5 metres into the front yard setback with the stairs being

allowed to encroach a further 1.5 metres into the front yard setback beyond the front porch.

Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage.”

- 1.05 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended by replacing Section 5.3.q with the following:

“5.3.q. Urban Residential Type One Exception Seventeen (R1-S17) Zone

Notwithstanding subsection 5.2, land zoned R1-17 shall be subject to the following provisions:

|                       |           |
|-----------------------|-----------|
| Minimum Lot Area      | 320 sq.m. |
| Minimum Lot Frontage  | 10.5 m    |
| Minimum Front Yard    | 6 m       |
| Minimum Side Yard     | 1.2 m     |
| Minimum Flankage Yard | 3 m       |
| Maximum Lot Coverage  | 50%       |

Notwithstanding the front yard setback above, a front porch may be permitted to encroach up to 1.5 metres into the front yard setback with the stairs being allowed to encroach a further 1.5 metres into the front yard setback beyond the front porch.

Notwithstanding Section 5.2.e., a deck and stairs may encroach a maximum of 1.8 metres into a required rear yard setback but shall not be included as part of lot coverage.”

## **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.

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Andy Letham, Mayor

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Cathie Ritchie, City Clerk

