

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 PLAN2021-045, respecting Part of Lot 16, Concession 9 and Part of Park Lot 2, Registered Plan No. 70, former Village of Bobcaygeon, Vacant Land on Front Street West and West Street – Three Lakes Developments 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, 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 an 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.

A 2.0 metre high wooden privacy fence shall be installed on a 1.0 metre high berm between any lot within an R1-S14 zone that backs onto or flanks a lot with frontage on Front Street West.

Notwithstanding the front yard setback above, a front porch may be permitted to encroach up to 3.0 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 3.0 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 3.0 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.

A 2.0 metre high wooden privacy fence shall be installed on a 1.0 metre high berm between any lot within an R1-S16 zone that backs onto or flanks a lot with frontage on Front Street West.

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 3.0 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

