

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 D06-2021-013, Report PLAN2021-056, respecting Plan 70 Fourth Range Part of Lots 7 and 8; 57R-8768 Parts 1 and 2, Former Village of Bobcaygeon, identified as 12 Mansfield Street – Harper]

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 bruncheonette as an additional accessory use 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 Plan 70 Fourth Range Part of Lots 7 and 8; 57R-8768 Parts 1 and 2, 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 6.3:

‘o. Urban Residential Type Two Exception Fifteen (R2-S15) Zone

Notwithstanding Section 6.1, on land zoned R2-S15 the following uses are also permitted accessory to the primary residential use:

- i. Bruncheonette
- ii. Bed and breakfast
- iii. Bakery
- iv. Bistro
- v. Coffee house
- vi. Snack bar
- vii. Tea room

Notwithstanding Sections 6.2, 3.1, 3.13, 3.14 and 3.15, on land zoned R2-S15 the following Zone provisions apply to the permitted accessory commercial uses:

- i. A building for accessory commercial uses may be located within the front yard.
- ii. Minimum number of parking spaces 6
- iii. Minimum number of loading spaces 0
- iv. A landscaping buffer or visual screening shall not be required abutting an O2 zone.

For the purposes of Subsection 6.3 o., 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”.’

- 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 Fifteen (R2-S15) Zone’ for the land referred to as ‘R2-S15’, 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