

The Corporation of the City of Kawartha Lakes

By-Law 2022 -

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 D06-2021-024, Report PLAN2022-021, respecting 57R-6468, Part of Part 1; Plan 70, Part Block X, Former Village of Bobcaygeon, identified as 63 Dunn Street – Elm Bobcaygeon (2018) 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 70 unit mixed density residential subdivision 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 2022-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as 57R-6468, Part of Part 1; Plan 70, Part Block X, 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 5.3:

‘s. Urban Residential Type One Exception Nineteen (R1-S19) Zone

Notwithstanding Subsection 5.2, land zoned R1-S19 shall be subject to the following provisions:

Minimum Lot Area	400 m ²
Minimum Lot Frontage	11 m
Minimum Front Yard	6 m
Minimum Interior Side Yard	1.2 m
Minimum Exterior Side Yard	4 m
Minimum Rear Yard	7.5 m
Maximum Lot Coverage	50%

All porches, decks and stairs are permitted to encroach 1.8 m. within the Front Yard, Exterior Side Yard and Rear Yard.

All other provisions of the R1 zone and the By-law shall apply.'

- 1.03 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following sections to Section 6.3:

'p. Urban Residential Type Two Exception Sixteen (R2-S16) Zone

Notwithstanding Subsection 6.2, land zoned R2-S16 shall be subject to the following provisions:

Minimum Lot Area	300 m ²
Minimum Lot Frontage	6 m
Minimum Front Yard	6 m
Minimum Interior Side Yard	1.2 m
Minimum Exterior Side Yard	4 m
Minimum Rear Yard	7.5 m
Maximum Lot Coverage	65%

Where an interior side yard shares a common wall, the setback shall be 0 m.

All porches, decks and stairs are permitted to encroach 1.8 m. within the Front Yard, Exterior Side Yard and Rear Yard.

All other provisions of the R2 zone and the By-law shall apply.

q. Urban Residential Type Two Exception Seventeen (R2-S17) Zone

Notwithstanding the permitted uses under subsection 6.1 to the contrary, on land zoned R2-S17 a townhouse dwelling having a maximum of six (6) dwelling units shall also be permitted.

Notwithstanding Subsection 6.2, land zoned R2-S17 shall be subject to the following provisions:

Minimum Lot Area	290 m ²
Minimum Lot Frontage	7 m
Minimum Front Yard	6 m
Minimum Interior Side Yard	1.2 m
Minimum Exterior Side Yard	4 m
Minimum Rear Yard	7.5 m
Maximum Lot Coverage	66%

Where an interior side yard shares a common wall, the setback shall be 0 m.

All porches, decks and stairs are permitted to encroach 1.8 m. within the Front Yard, Exterior Side Yard and Rear Yard.

All other provisions of the R2 zone and the By-law shall apply.'

- 1.04 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following section to Section 8.3:

'c. Open Space Exception Three (O1-S3) Zone

Notwithstanding subsections 8.1 and 8.2, land zoned O1-S3 may only be used for stormwater management purposes. No buildings or structures may be erected in this zone.'

- 1.05 **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 One Exception Thirteen (R1-S13) Zone' to the 'Urban Residential Type One Exception Nineteen (R1-S19) Zone', the 'Urban Residential Type Two Exception Sixteen (R2-S16) Zone', the 'Urban Residential Type Two Exception Seventeen (R2-S17) Zone', and the 'Open Space Exception Three (O1-S3) Zone' for the land referred to as 'R1-S19', 'R2-S16', 'R2-S17', and 'O1-S3' 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 ***, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk