

# City of Kawartha Lakes Rural Zoning By-law Review

Committee of the Whole Update

May 3, 2022



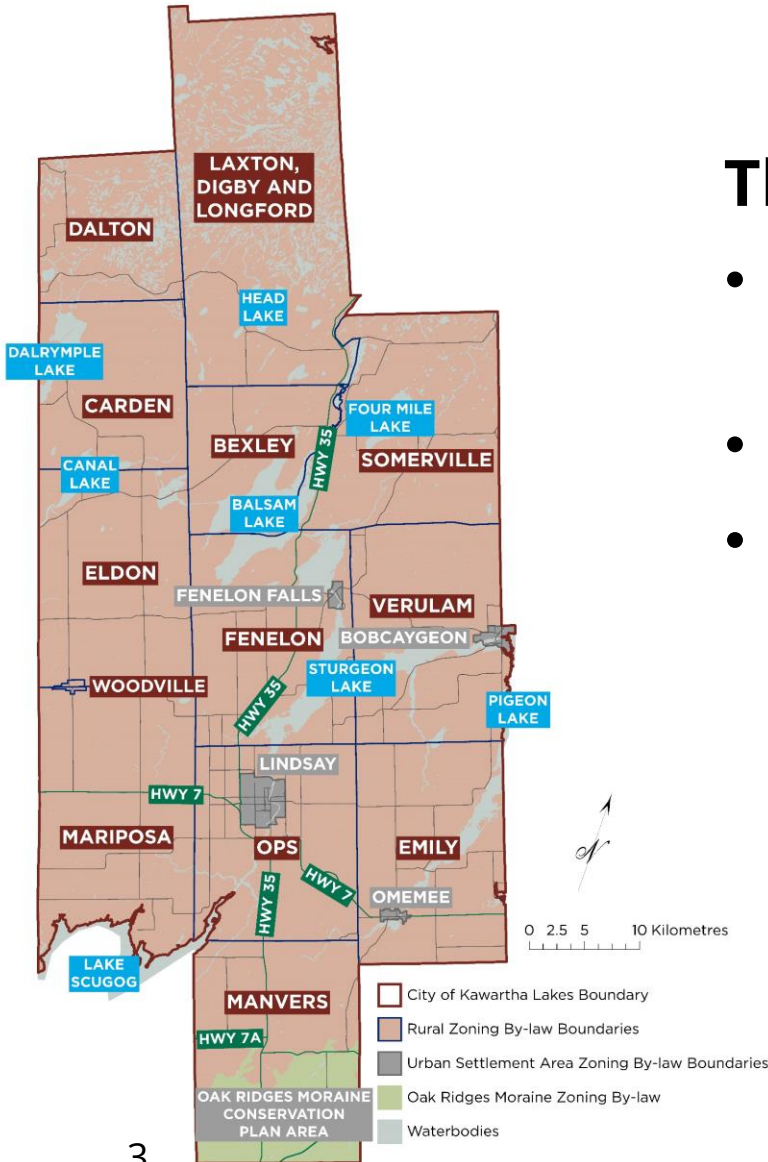
# Agenda

1. Project Purpose & Timelines
2. Progress To-Date
3. Project Foundations
4. First Draft Overview
5. What's Next?

# Project Purpose

**The purpose of the Rural Zoning By-law Review is to:**

- Consolidate and modernize the 14 existing rural zoning by-laws;
- Implement the policies of the City's Official Plan; and,
- Address key zoning issues.



## 14 RURAL ZONING BY-LAWS

- > Township of Bexley (93-09)
- > Township of Carden (79-2)
- > Township of Dalton (10-77)
- > Township of Eldon (94-14)
- > Township of Emily (1996-30)
- > Township of Fenelon (12-95)
- > United Township of Laxton, Digby, and Longford (32-83)
- > Township of Manvers (87-06)
- > Township of Mariposa (94-07)
- > Township of Ops (93-30)
- > Township of Somerville (78-45)
- > Village of Sturgeon Point (339)
- > Township of Verulam (6-87)
- > Village of Woodville (1993-9)

The Rural Zoning By-law Review **does not include** the Urban Settlement Areas of Bobcaygeon, Fenelon Falls, Lindsay, and Omemee, and **excludes** the Oak Ridges Moraine Conservation Plan Area.

# Project Timelines



**Fall 2019** | 3 Public Open Houses

**February 2020** | Council Presentation

**February 2021** | Waterfront & Agriculture Stakeholder Workshops

**April 2021** | Public Open House

**Spring 2022** | 3 Public Open Houses & Council Update

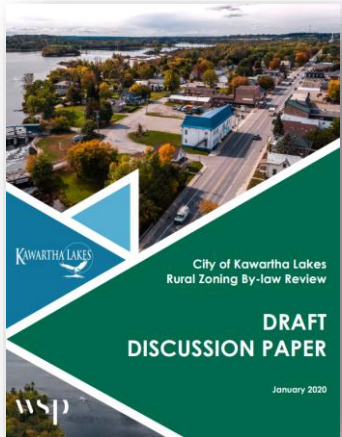
Statutory Public Open House

Statutory Public Meeting

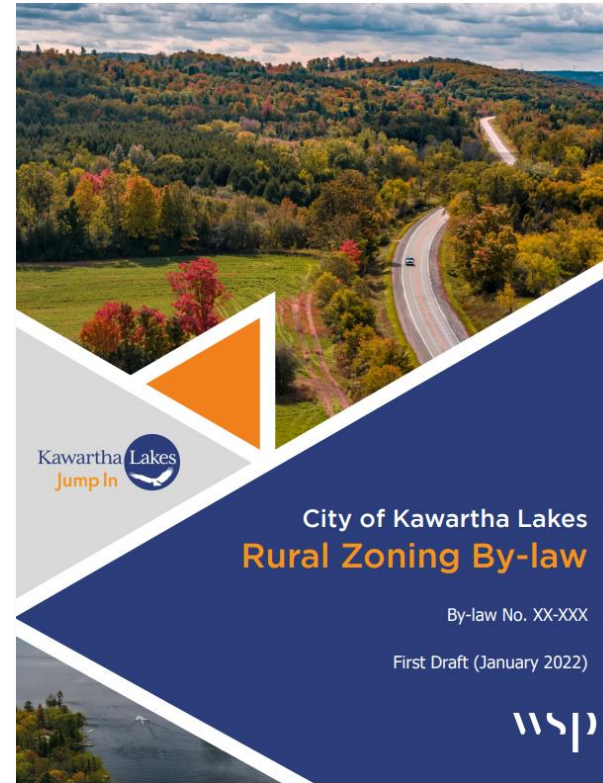
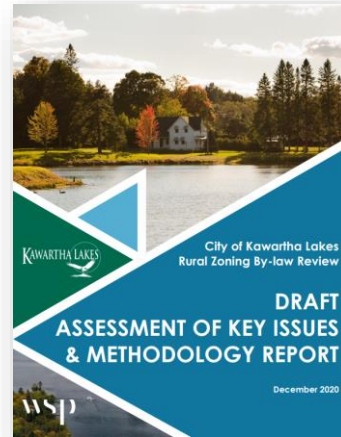
Jump In Project Website  
Rural Zoning By-law Task Force & Technical Agency Meetings

# Progress To-Date

2019



2020



**1** By-law document

**37** Zones

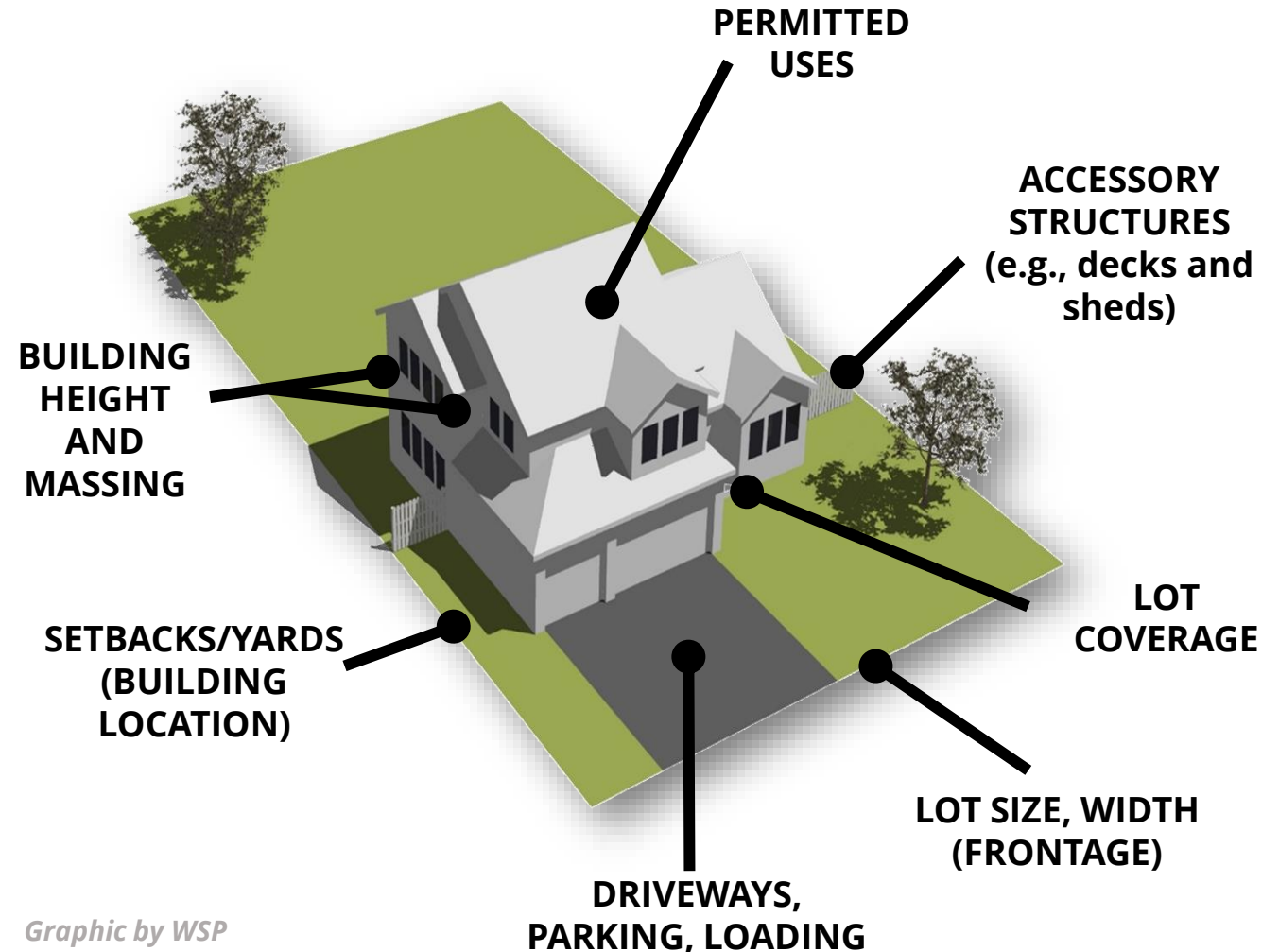
# Project Foundations

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# What is a Zoning By-law?

## A zoning by-law:

- Is a regulatory tool implemented through the *Planning Act*
- Implements the City of Kawartha Lakes Official Plan
- Establishes detailed permissions for land use and development standards
- Contributes to the built form and function of the City
- Complements other City by-laws and initiatives

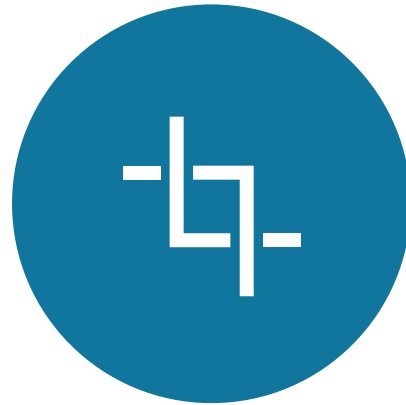


Graphic by WSP

# Goals of the Zoning By-law Review



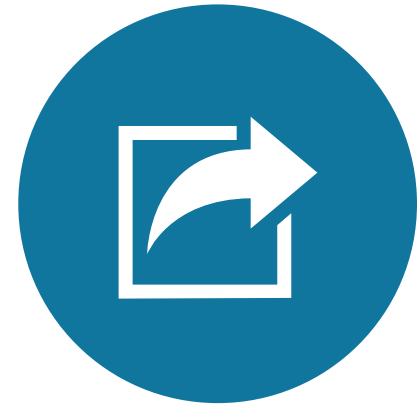
**Implements  
the City's  
Official Plan**



**Consolidates  
the 14 Rural  
Zoning By-laws  
into a modern,  
user-friendly  
document**



**Based on input  
from the City,  
stakeholders,  
and the public**



**Builds on the  
recommendations  
of the Issues &  
Methodology  
Report**



# First Draft Overview

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# First Draft Rural Zoning By-law

Administration Matters

- 1 Administration & Interpretation
- 2 Establishment of Zones & Schedules
- 3 Definitions
- 13 Enactment

Apply Across the Rural Area

- 4 General Provisions
- 5 Parking & Loading Facilities

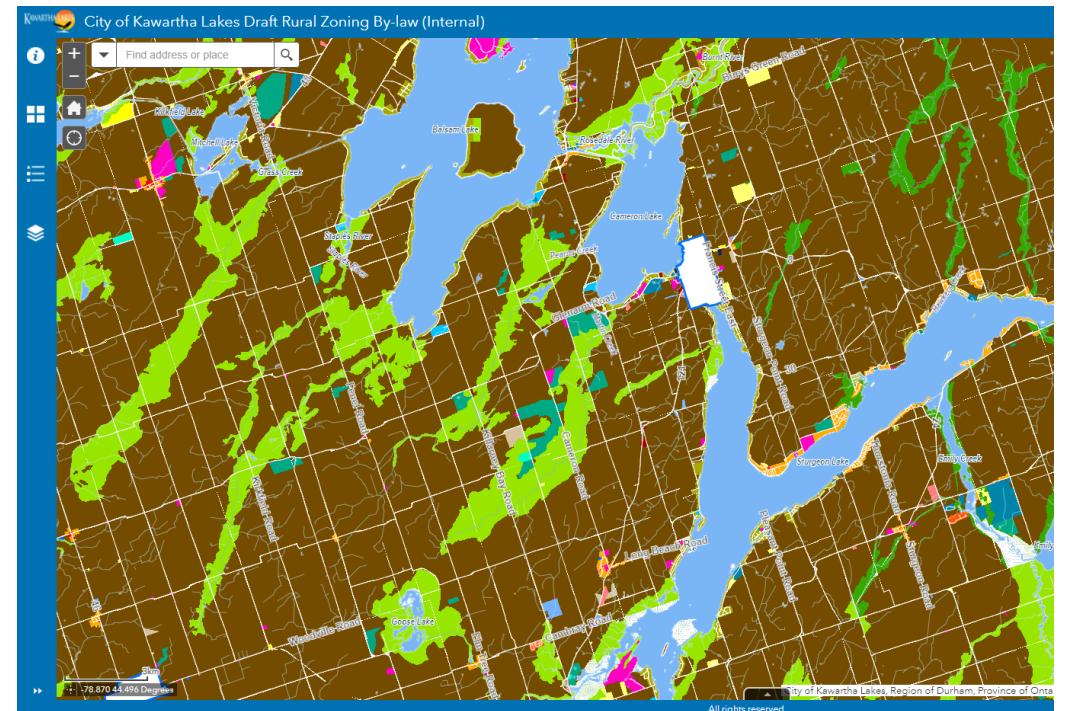
New Zone Categories

- 6 Residential Zones
- 7 Agricultural Zones
- 8 Commercial Zones
- 9 Industrial Zones
- 10 Environmental Protection & Open Space Zones
- 11 Community Use Zone
- 12 Exception Zones *Review Underway*

# First Draft Rural Zoning By-law

An **interactive map** and set of **PDF maps** have been created to accompany the Draft Zoning By-law, showing which zoning regulations apply to a property.

- Zone Mapping
- Wellhead Protection Area
- Conservation Authority Regulated Area



# Big Moves

- **Waterfront protections**
  - Water setback, shoreline naturalization, and shoreline activity
  - Permissions for existing structures and non-complying lots
- **New agricultural zones**
  - On-farm diversified uses and agriculture related uses
  - Seasonal farm help dwellings
- **Environmental protection**
- **Flooding and hazardous lands**
  - Environmental Protection (EP) zone
  - Conservation Authority Regulated Area & Burnt River

# What We Heard

- Written comments received on the First Draft Rural Zoning By-law
  - Members of the Public
  - CKLEAC
  - Landowners
  - Industry Groups
- Comments and feedback received at the March 2022 Public Open Houses
  - Definition of “high-water mark”
  - Short-term rentals
  - Review special policy areas in the Official Plan

# What's Next?

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# Exceptions Review

- Over 1,000 site-specific exceptions to be reviewed
- Site-specific exceptions will be mapped in a new digital database
- Most exceptions will be reviewed & carried forward
- Some exceptions may be deleted based on the criteria set out in the Issues & Methodology Report

# Woodville Zoning By-law

- Following the Ontario Land Tribunal (OLT) Settlement, the Village of Woodville is now subject to the Hamlet policies of the City's Official Plan
- The Woodville Zoning By-law was previously excluded from the Rural Zoning By-law Review, and is not subject to the First Draft
- Project scope has been revised to consolidate the Woodville Zoning By-law and review zoning standards
- A public open house will be held in late Spring 2022 to introduce the project to the Woodville community and share preliminary zoning recommendations



# Next Steps & Timing

- **Second Draft Zoning By-law** – Coming Spring 2022
  - Will consider all comments received on the First Draft Zoning By-law
  - Site-specific exceptions will be included in Section 12
- **Woodville Zoning By-law Consolidation & Public Open House**
- **Statutory Public Open House** – Targeting July 2022



Visit [jumpinkawarthalakes.ca](https://jumpinkawarthalakes.ca) to view project documents, mapping, and upcoming opportunities to get involved.