

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 D06-2022-022, Report PLAN2022-056, respecting Lots 48 to 81 and 86-87, Registered Plan No. 626 and Lots 1 to 27, Registered Plan No. 627, former Village of Bobcaygeon, City of Kawartha Lakes, Cedartree Lane and Hemlock Crescent – Apex Development Group]

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. Section 36 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to place a Holding (H) symbol on any zoning category assigned to property. The purpose of the Holding (H) symbol is to restrict specific uses of the property until conditions imposed by Council have been met.
3. 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, reduce front and side yard setbacks, increase lot coverage, and permit a stormwater management pond.
4. A public meeting to solicit public input has been held.
5. 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 Lots 48 to 81 and 86-87, Registered Plan No. 626 and Lots 1 to 27, Registered Plan No. 627, 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 new Section 5.3.t:

‘t. Urban Residential Type One Exception Twenty (R1-S20) Zone

Notwithstanding Section 5.2, land zoned R1-S20 shall be subject to the following provisions:

Minimum Front Yard	6.0 m
Minimum Interior Side Yard	1.2 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 and the front yard setback above, a flankage porch may be permitted to encroach up to 3.0 metres into the flankage yard setback with the stairs being allowed to encroach a further 1.5 metres into the flankage yard setback beyond the front porch.

Notwithstanding Section 5.2, 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.

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

The Holding provision shall be removed from the R1-20 and O1-S1 zones once once the applicant has satisfied all agencies, received Council approval to repeal the deeming by-law and entered into a development agreement with the City for the subdivision.'

- 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 One (R1) Zone' to the 'Urban Residential Type One Exception Twenty (R1-S20) Zone' and 'Open Space Exception One – Holding (O1-S1(H)) Zone' for the land referred to as 'R1-S20(H)' and 'O1-S1(H)' 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 Sections 34 and 36 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