

City of Kawartha Lakes Rural Zoning By-law Review

Statutory Public Meeting
Planning Advisory Committee
April 10, 2024



Presentation Overview

1. Project Foundations and History
2. Objectives and Highlights
3. Next Steps

Overview

Why are we here today?

The purpose of today's meeting is to present the proposed Rural Zoning By-law.

- Statutory Public Meeting under Section 34 of the Planning Act
- Input received will be considered in the Final Rural Zoning By-law

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
- Address key issues

Project Status Update



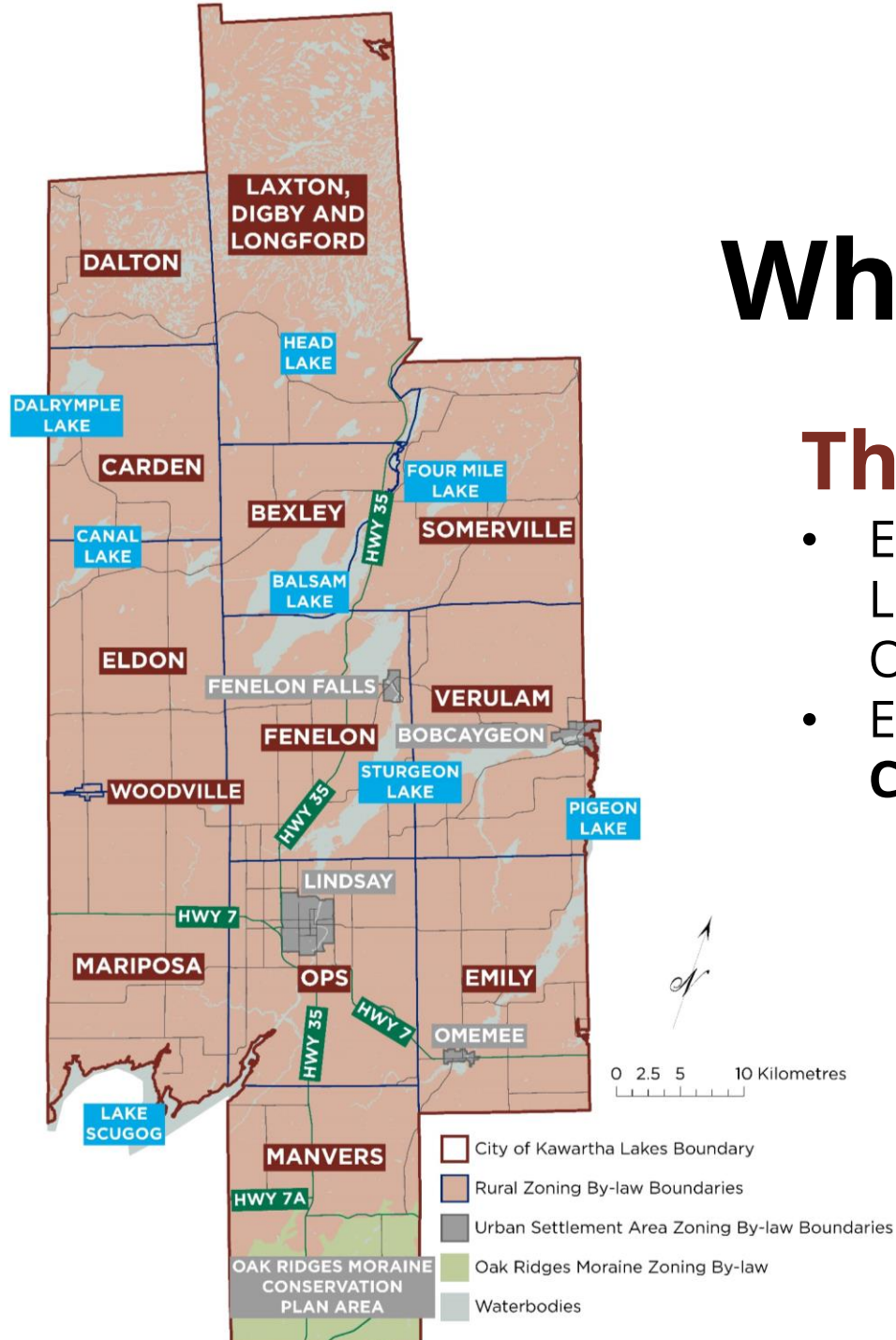
WE ARE HERE



What is the Rural Area?

The rural area...

- Excludes the **Urban Settlement Areas** of Lindsay, Bobcaygeon, Fenelon Falls, and Omemee
- Excludes the **Oak Ridges Moraine Conservation Plan Area**



Zoning for the Urban Settlement Areas and the Oak Ridges Moraine Plan Area will be reviewed in a future Zoning By-law Review.

Zoning in Kawartha Lakes Today

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)

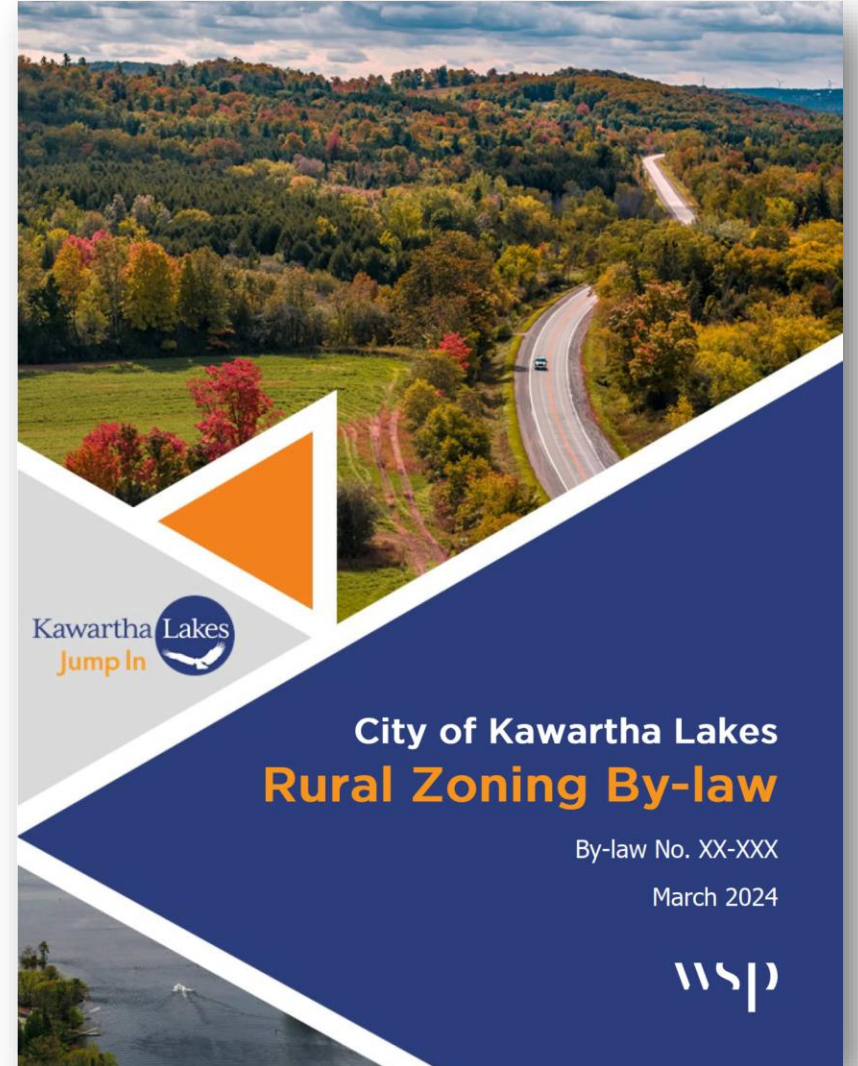
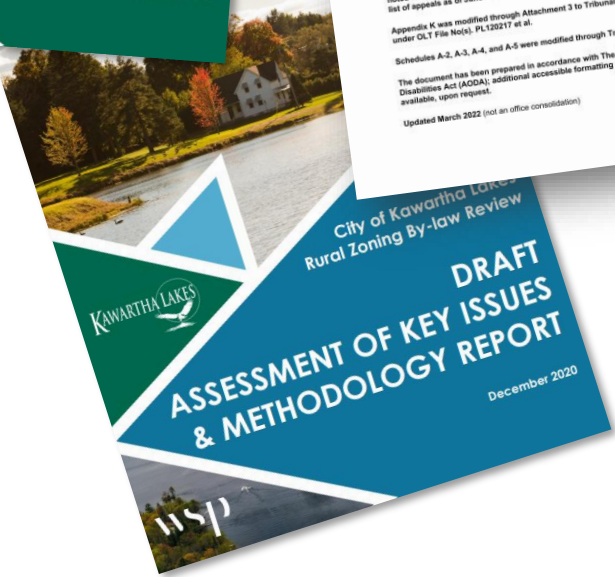
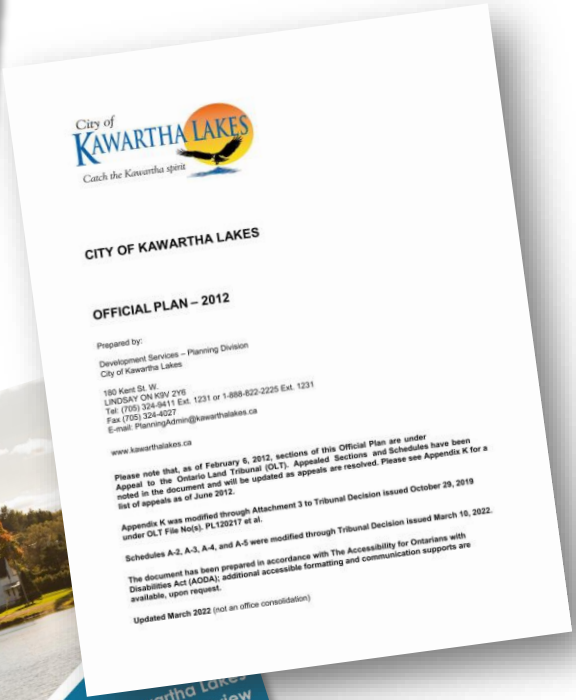
202 ZONES

- 67** distinct residential zones
- 44** distinct industrial zones
- 37** distinct commercial zones
- 20** distinct agricultural zones
- 13** distinct community facility zones
- 9** distinct environmental protection zones
- 6** distinct open space zones
- 6** other zones (including aggregate and institutional uses)

1200+ SITE-SPECIFIC EXCEPTIONS

Landowners can apply for site-specific exceptions to the regulations of the zoning by-law to permit a development. There have been over 1200 individual amendments to the existing zoning by-laws which will need to be reviewed through this process.

Rural Zoning By-law Foundations



Rural Zoning By-law Foundations

Kawartha Lakes Official Plan

Sets a vision, goals, and general development permissions across the City.

The Official Plan is newer than the zoning by-laws.

Land Use Designations

Broad land use permissions.

(e.g., permitted uses in Prime Agricultural areas)

General objectives and guidance for built form.

(e.g., shoreline naturalization objectives)

Policies and land use designations usually provide flexibility or criteria – the Official Plan is generally not intended to be amended.

Rural Zoning By-law

Will implement the Official Plan by translating the high-level policy into detailed regulation.

Must conform to the Official Plan.

Zones

Specific zones and detailed land uses.

(e.g., specific types of farm uses)

Detailed height, setbacks, lot size, lot coverage, etc.

(e.g., requiring a minimum water setback)

Zoning does not provide flexibility but can be amended or varied to address unique circumstances.

1

2

3

Final Draft Zoning By-law

1	Administration & Interpretation	7	Agricultural Zones	13	Exception Zones
2	Establishment of Zones & Schedules	8	Commercial Zones	14	Enactment
3	Definitions	9	Industrial Zones		
4	General Provisions	10	Environmental Protection & Open Space Zones		
5	Parking & Loading Facilities	11	Community Use Zone		
6	Residential Zones	12	Future Development Zone		

Zone Mapping Overview

A series of **maps** and **schedules** accompany the Rural Zoning By-law, showing which zoning regulations apply to a property.

Schedule A shows the zones established in Section 2.

Schedule B identifies areas where further regulations apply to protect water resources.

Schedule C relates to flood protections for lands along the Burnt River.

- **Schedule A:** Zone Mapping
- **Schedule B:** Wellhead Protection Areas
- **Schedule C:** Burnt River Floodplain Elevation Cross Sections

Responding to Policy & Input



2019 and 2020

A Discussion Paper and Issues and Methodology Report were prepared to set the foundation for the new By-law.

January 2022

The First Draft Rural Zoning By-law was released.

March 2023

The Second Draft Rural Zoning By-law was released.

July 2023

The Final (Third) Draft Rural Zoning By-law was released.

March 2024

The Final (Fourth) Draft Rural Zoning By-law was released.

Responding to Input

Our Commitment to Engagement

- **September 2019** – Public Open Houses
- Meetings with the Rural Zoning By-law Review Task Force
- Project Website (Jump In Kawartha Lakes)
- **February 2021** – Topic-Specific Stakeholder Meetings
- **April 2021** – Public Open House
- **March 2022** – Three Public Open Houses (Draft Rural Zoning By-law)
- **June 2022** – Woodville Zoning By-law Consolidation Public Open House
- **April 2023** – Statutory Public Open House
- **Spring 2023** – Workshops with Economic Development & Planning Staff
- **August 2023** – Statutory Public Meeting
- **September 2023** – Extended Commenting Period
- **April 2024** – additional Statutory Public Meeting



Final Draft – What has Changed?

(September 2023 to March 2024)



- Response to public comments – comment-response matrices included in the meeting agenda.
- Minor typos/spelling errors.
- Regulations have been refined and streamlined for clarity.
- The proposed Rural Zoning By-law is largely the same as the iteration presented in August 2024.
- The proposed Rural Zoning By-law received Task Force endorsement on March 15, 2024.

Next Steps

Next Steps

- Prepare Final Rural Zoning By-law for Council Adoption based on comments and input received
- The Final Rural Zoning By-law is anticipated to be presented for Council Adoption on **April 30, 2024**
- Consider further zoning updates following an Official Plan Review

Staying Informed

Visit Us Online



Visit jumpinkawarthalakes.ca to view project documents, mapping, and project updates.



Register to receive project updates and to stay informed.

Or Contact

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Thank you!

