

The Corporation of the City of Kawartha Lakes

By-Law 2024 -

A By-law to Amend the Village of Bobcaygeon Zoning By-law No. 16-87 to Rezone Land within the City Of Kawartha Lakes

[File D06-2023-019, Report PLAN2024-032, respecting Part of Lot 17 and 18, Registered Plan No. 32, Concession 10, former Village of Bobcaygeon, identified as vacant land on Duke Street]

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 2-storey 22-unit apartment building 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 2024-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part of Lot 17 and 18, Registered Plan No. 32, Concession 10, former Village of Bobcaygeon, identified as vacant land on Duke Street, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 16-87 of the Village of Bobcaygeon is further amended by adding the following new section to Subsection 7a.3 R4
Exceptions:

'7a.3.l Urban Residential Type Four Exception Twelve (**R4-S12**) Zone

Notwithstanding subsections 7a.1, 7a.2 and section 3.15a, land zoned R4-S12 shall also be subject to the following provisions:

- | | | |
|------|--------------------------|--|
| i. | Density | 1 dwelling unit per 183 m ² of lot area |
| ii. | Minimum lot frontage | 54.3 metres |
| iii. | Minimum front yard | 4.0 metres |
| iv. | Minimum side yard (west) | 3.0 metres |
| v. | Minimum side yard (east) | 12.95 metres |
| vi. | Minimum rear yard | 15.26 metres |

- | | | |
|-------|--|---------------------------|
| vii. | Minimum landscape buffer abutting an industrial zone | 3.0 metres |
| viii. | Parking spaces per dwelling unit | 1 space per dwelling unit |

All other provisions of this By-law shall continue to apply.'

1.03 **Schedule Amendment:** Schedule 'A' to By-law No. 16-78 of the Village of Bobcaygeon, as amended, is further amended to change the zone category:

- (a) From 'Restricted Industrial (M1) Zone' to 'Urban Family Residential Type Four Exception Twelve (R4-S12) Zone', as shown on Schedule "A" attached to the 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 25th day of June, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2024.

MAYOR _____ CLERK _____

