

The Corporation of the City of Kawartha Lakes

By-Law 2025 - XXX

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 D06-2024-022 Report PLAN2025-001, respecting Reference Plan Number 70, Lot 7, South Duke, Bobcaygeon, City of Kawartha Lakes, identified as 58 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 and for a textual amendment to the “Central Commercial-S11 (C1-S11) Zone” to include the permitted uses in the parent C1 Zone except ‘dwelling units’ to be permitted on the Subject Land identified as C1-S11.
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 2025-XX.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Reference Plan Number 70, Lot 7, South Duke, Bobcaygeon, City of Kawartha Lakes, identified as 58 Duke Street
- 1.02 **Text Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to amend Section 11.5 to state:

'11.5 C1 EXCEPTIONS'

- k. Notwithstanding subsection 11.1, on land zoned C1-S11 Zone, permitted uses shall include those noted in subsection 11.1 except for dwelling units.

Notwithstanding Section 3.14, on land zoned the C1-S11 Zone, the Off Street Loading Space requirement shall be 1 loading space equal to one parking space (not less than 2.5m in width and not less than 17 sq. m. in area.

All other requirements of the C1 Zone and the By-law shall apply to land zoned C1-S11.

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 XX day of January, 2025.

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 _____ 2025.

MAYOR _____ CLERK _____

