

THE CORPORATION OF THE CITY OF KAWARTHA LAKES RES NO. D06-17-030  
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**BY-LAW 2017-....**

**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 D...-...-..., Reports PLAN....., respecting Range 7, Plan 11, Lot 9 East of William Street, identified as 30 King Street East, Bobcaygeon – OLD DOG BREWING CO.]

**Recitals:**

1. Section 34 of the *Planning Act* 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 the development of additional warehouse space together with administrative offices; while also recognizing any existing yard setback deficiencies.
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 2017-.....**

**Section 1.00 Zoning Details**

- 1.01 **Property Affected:** The Property affected by this by-law is described as Range 7, Plan 11, Lot 9 East of William Street, identified as 30 King Street East, former Village of Bobcaygeon, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** In addition to those uses identified in subsection 11.1 on lands zoned 'Central Commercial – Special ... (C1-S...) Zone' a "microbrewery" shall also be a permitted use. A "**MICROBREWERY**" is herein defined as follows:  
  
"a building or part thereof used for the brewing and retail sale of beer for public consumption on or off the premises; and includes the following as accessory uses: areas for sampling, retail display and retail sales".
- 1.03 **Textual Amendment:** Notwithstanding Section 3.1 b., 3.13 a., 3.14 and 3.15 the following requirements shall apply to land zoned 'Central Commercial – Special ...

(C1-S...) Zone':

- i) Minimum rear yard for a detached garage 0.35 m
- ii) Minimum interior side yard for a detached garage 10.8 m
- iii) Minimum flankage yard for a detached garage 0.50 m
- iv) Minimum number of parking spaces 7
- v) Minimum number of loading spaces 0
- vi) That any required loading space be permitted internal to the main building
- vii) A landscaped buffer and/or berm or opaque fence shall not be required on land zoned C1-S...
- viii) Minimum provisions for any accessible parking space on land zoned C1-S... shall be as follows:
  - a) Width 3.6 m
  - b) Depth 5.5 m
  - c) Total Area 19.8 m<sup>2</sup>
- ix) Minimum provisions for any additional parking spaces on land zoned C1-S... shall be as follows:
  - a) Width 2.75 m
  - b) Depth 5.80 m
  - c) Total Area 15.95 m<sup>2</sup>
- x) Any one-way access driveway shall be 3 metres in width.

1.04 **Textual Amendment:** Notwithstanding Section 11.2 and 11.3 the following requirements shall apply to land zoned 'Central Commercial – Special ... (C1-S...) Zone':

- xi) Minimum lot area 658 m<sup>2</sup>
- xii) Minimum lot frontage 18.7 m
- xiii) Minimum front yard 5.5 m
- xiv) Minimum easterly side yard 8.8 m
- xv) Minimum westerly side yard 0 m
- xvi) Maximum lot coverage 30 %
- xvii) Maximum number of dwellings units 1

The permitted dwelling shall be located in the main building. The minimum floor area per dwelling unit shall be 35 square metres for a bachelor apartment dwelling and for all other dwelling units it shall be 55 square metres plus 14 square metres for each habitable room in excess of four.

All other requirements of the By-law shall apply to land zoned 'Central Commercial – Special ... (C1-S...) Zone'.

1.05 **Schedule Amendment:** Schedule 'A' to By-law No. 16-78, as amended, the Village of Bobcaygeon is further amended to change the zone category from the 'Central Commercial (C1) Zone' to 'Central Commercial – Special ... (C1-S...)

Zone' 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 Section 34 of the *Planning Act*.

By-law read a first, second and third time, and finally passed, this .... day of ....., 2017.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

DRAFT

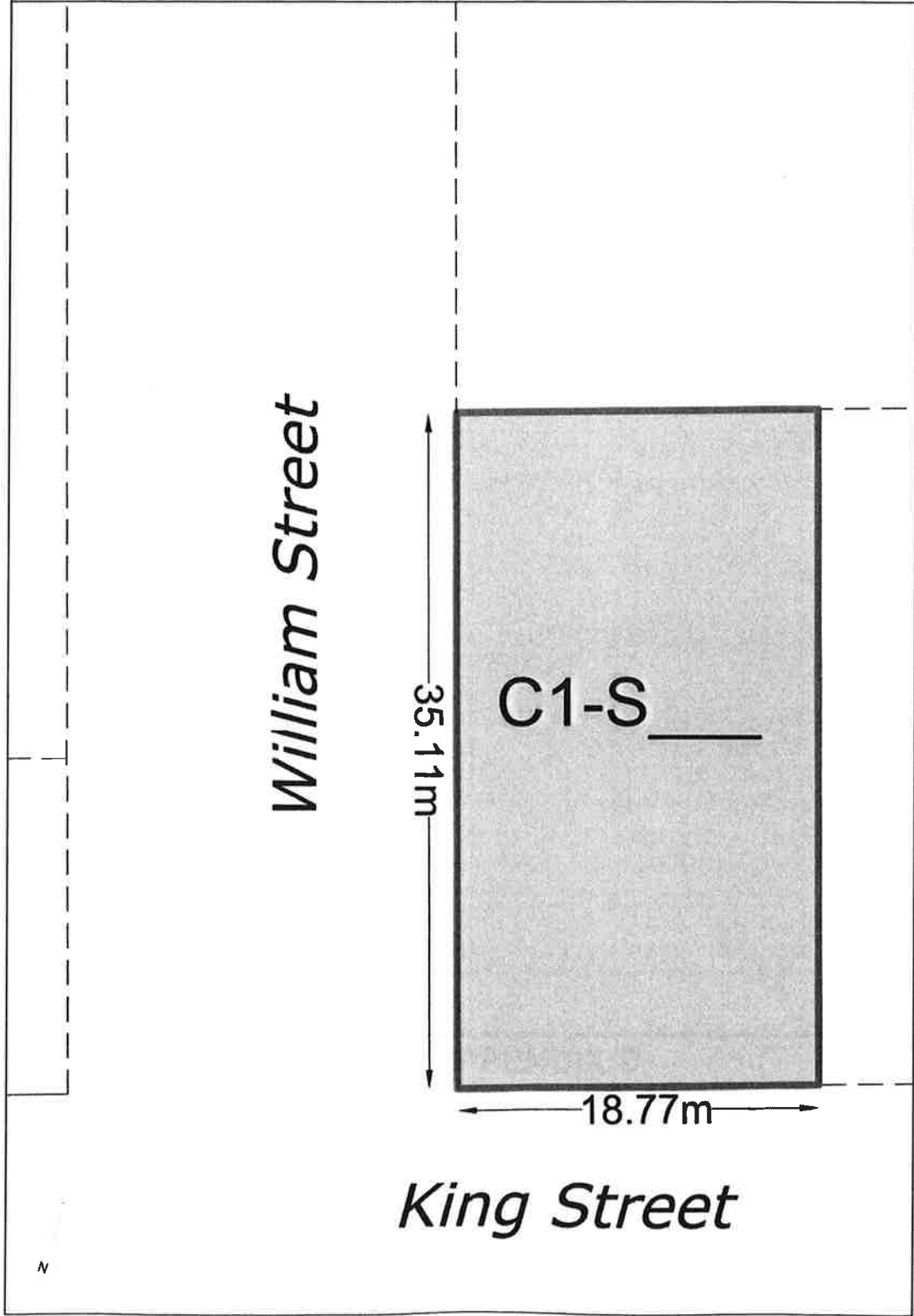
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THE CORPORATION OF THE CITY OF

# KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW No. \_\_\_\_\_ PASSED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

MAYOR \_\_\_\_\_ CLERK \_\_\_\_\_



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