

The Corporation of the City of Kawartha Lakes

By-Law 2025- XXX

A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2024-007, Report PLAN2025-032, respecting 75 Main Street, Part Lot 5 East of Main Street, Plan 70, Village of Bobcaygeon, City of Kawartha Lakes –75Maindev Inc.]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes Official Plan to amend the land use policies to include a Special Policy which allows for a density of 78 units per hectare on the property known municipally as 75 Main Street.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 60.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-XXX.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part Lot 5 East of Main Street, Plan 70, Village of Bobcaygeon, now in the City of Kawartha Lakes, 75 Main Street.
- 1.02 **Amendment:** Amendment No. 60 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R. S. O. 1990, c. P.13.

By-law read a first, second and third time, and finally passed, this 24 day of June, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2025-***

The Corporation of the City of Kawartha Lakes

Amendment No. 60 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to create a Special Policy Area to permit the density of 78 units/ha for a residential development – Lot 5, east of Main Street, Registered Plan 70, identified as 75 Main Street, Bobcaygeon.

The effect of the change would permit to redevelop 75 Main Street, Bobcaygeon (the Subject Lands) by removing the existing single detached dwellings and accessory buildings to construct a multiple-unit townhouse development (16 units contained in two (2) buildings) with some affordable units.

B. Location

The subject lands have an area of approximately 0.21 hectares and is located along and has access onto Main Street, in the Village of Bobcaygeon. The property is legally described as Part Lot 5 East of Main Street, Plan 70; Village of Bobcaygeon, City of Kawartha Lakes and identified as 75 Main Street Road.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by Kevin M. Duguay on behalf of the owner to permit a proposed 16-unit townhouse development with some affordable. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to facilitate a future site plan application to redevelop the subject land known as 75 Main Street.

The land is designated "Urban Settlement Area" as shown on Schedule "A-5" of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The proposed use and amendment to the City of Kawartha Lakes Official Plan are justified and represent good planning for the following reasons:

1. The proposal represents good land use planning by facilitating the redevelopment of a serviced residential lot on lands designated as Urban Settlement Area in the accordance with policies of the PPS.
2. The proposed use and density conform to the goals and objectives of the "Urban Settlement Area" designation as set out in the City of Kawartha Lakes Official Plan and Bobcaygeon Secondary Plan.

3. The proposed use and site concept are compatible and integrates well with the surrounding area.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 60 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

1. The Official Plan for the City of Kawartha Lakes is hereby amended to add the following subsection.

31 Special Provisions:

“31.3.2.4.2. Notwithstanding the provisions of Section #, the property known municipally as 75 Main Street (Bobcaygeon), shall have a maximum density of 78 units/ha for a residential development

2. Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the area is subject to Special Policy 60 of the Official Plan, as shown on Map ‘A’ as ‘Land to be Urban Settlement Area – Subject to Special Policy 31.3.2.4.3

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

Map 'A' to Amendment No. 60

To the City of Kawartha Lakes Official Plan

