

The Corporation of the City of Kawartha Lakes

By-Law 2025 -

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 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. 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 rezone a portion of the Subject Land from the 'Central Commercial (C1) to a 'site specific 'Central Commercial exception (C1-S15 (H)) Zone' with a holding provision.
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- .

Section 1:00 Zoning 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 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following section to Section 11.5:

 '11.5.n Central Commercial Exception S15 (H) (C1-S15 (H)) Zone
 - a. Notwithstanding subsection 11.1, on lands zoned C1-S15 (H), Town House Dwellings shall be a permitted use.
 - b. Notwithstanding subsection 11.2 increasing the maximum permitted lot coverage to 46%, reducing the minimum front lot setback to 3.0 metres, reducing the minimum rear lot setback to 7.0 metres.
 - c. Notwithstanding subsection 3.13, decrease the parking spaced required to 1 per dwelling unit.
 - d. Where the zone designation on Schedule 'D' is followed by the holding symbol "(H)", the lands are subject to the inclusion of at 2 affordable housing units. Once the City has received confirmation that affordable housing will be

included and registered on title the holding symbol can be removed, by amendment to this By-law.

- 1.03 **Schedule Amendment:** Schedule 'D' to By-law No. 16-78 of the Village of Bobcaygeon is further amended to change the zone category from the from the 'Central Commercial (C1) Zone' to a Central Commercial exception (C1-S15 (H)) Zone' with a holding provision, 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 R.S.O. 1990, c.P.13.

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

