

# The Corporation of the City of Kawartha Lakes

## By-Law 2026 – [BY-LAW NUMBER]

### A By-law to Amend the Village of Bobcaygeon Comprehensive Zoning By-law 16-78 to Rezone Land within the City Of Kawartha Lakes

[File D06-2024-012, Report PLAN2026-018, respecting Plan 70, Part of Lots 11-13 West of John Street and East of Head Street, identified as 89 Prince Street West; Plan 70, South Part of Lot 11 West of Joseph Street, identified as 52 Joseph Street; Plan 70, North Part of Lot 11 West of Joseph Street, identified as 60 Joseph Street; Plan 70, Part of Lot 14 West of Joseph Street, Part of John Street; Parts 1 & 2 of 57R-6871; Plan 70, Part of Lot 14 West of Joseph Street; Part 3 of RP57R-6871, identified as 82 Joseph Street; Plan 70, Part of Lot 11, East of Head Street; Plan 70, Lot 13 and Part of Lot 14; Part 1 of RP 57R-4231 identified as 103 Head Street; Parts 1, 2, 4-6, Part of John Street RP 57R-6391 (Closed by By-law 18-91, Instrument R283430); Plan 70, Part of Lots 11 and 12, Part 1 on Reference Plan 57R-4253, identified as 83 Prince Street West; Part of Lot 10, Plan 70, Part 2 on Reference Plan 57R-2460; Plan 70, Part of Lot 10 East of Head Street, identified as 96 Prince Street West; Plan 70, Centre Part of Lot 10, East of Head Street, identified as 100 Prince Street West; Plan 70, Part of Lot 10, East of Head Street, identified as 102 Prince Street West; Plan 70, Lot 11, West of Head Street, identified as 82 Head Street; Plan 70, Lot 12, West of Head Street, identified as 94 Head Street – Kawartha Dairy]

#### 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 expansion of the existing manufacturing use and allow for new retail, patio, parking, storage, museum and accessory uses 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 2026-[BY-LAW NUMBER].

#### Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Plan 70, Part of Lots 11-13 West of John Street and East of Head Street; Plan 70, South Part of Lot 11 West of Joseph Street; Plan 70, North Part of Lot 11 West of Joseph Street; Plan 70, Part of Lot 14 West of Joseph Street, Part of John Street; Parts 1 & 2 of 57R-6871; Plan 70, Part of Lot 14 West of Joseph Street; Part 3 of RP57R-6871; Plan 70, Part of Lot 11, East of Head Street; Plan 70,

Lot 13 and Part of Lot 14; Part 1 of RP 57R-4231; Parts 1, 2, 4-6, Part of John Street RP 57R-6391 (Closed by By-law 18-91, Instrument R283430); Plan 70, Part of Lots 11 and 12, Part 1 on Reference Plan 57R-4253; Part of Lot 10, Plan 70, Part 2 on Reference Plan 57R-2460; Plan 70, Part of Lot 10 East of Head Street; Plan 70, Centre Part of Lot 10, East of Head Street; Plan 70, Part of Lot 10, East of Head Street; Plan 70, Lot 11, West of Head Street; Plan 70, Lot 12, West of Head Street, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to revise the text in subclause (b)(vi) of Section 14.4 to replace “6.0 m” with “5.5 m”.

1.03 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to delete subclause (b)(vii) of Section 14.4.

1.04 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following text to clause “b” of Section 14.4:

‘ ...

viii) Minimum landscape buffer on Exterior Side Yard fronting on Joseph Street: 1.0 m

ix) Minimum landscape buffer on Front Yard: 1.6 m

x) Minimum Easterly Side Yard setback: 5.5 m

xi) Minimum Rear Yard for Professional Office: 4.0 m

xii) Minimum Setback between any proposed business or professional office incidental to a manufacturing or industrial use: 6.0m

xiii) All other applicable provisions given in Section 14.2 shall continue to apply.’

1.05 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following under Section 14.4:

‘c. Notwithstanding any other provision in this By-law to the contrary, on lands zoned Restricted Industrial – Special Two (M1-S2) Zone, the following uses shall also be permitted in addition to the uses listed in Section 14.1:

i. Retail store selling the owner's-brand-related products and goods, including outdoor seating.

ii. Storage facilities related to manufacturing operations.

iii. An existing dwelling which is accessory to a permitted use.

d. Notwithstanding any other provision in this By-law to the contrary, on lands zoned Restricted Industrial – Special Two (M1-S2) Zone, the front lot line shall be deemed to be the lot line located on Prince Street West.’

- 1.06 **Schedule Amendment:** Schedule 'A' to By-law No. 16-78 of the Village of Bobcaygeon is further amended to change the zone category from the 'Urban Residential Type Two (R2)' to the 'Restricted Industrial Special Exception Two (M1-S2)' Zone for the land referred to as 'M1-S2', as shown on Schedule 'A' attached to this By-law.

Schedule 'A' to By-law No. 16-78 of the Village of Bobcaygeon is further amended to change the zone category from the from the 'Urban Residential Type One (R1)' and 'Urban Residential Type Two (R2)' to the 'Central Commercial (C1)' Zone for the land referred to as 'C1', 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 21<sup>st</sup> day of April, 2026.

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Douglas J.F. Elmslie, Mayor

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Cathie Ritchie, City Clerk

# SCHEDULE A

THE CORPORATION OF THE CITY OF

## KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW \_\_\_\_\_ PASSED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

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



March 11, 2026

D06-2024-012 SRQ-40660