



The Corporation of the Township of North Kawartha

Notice of Public Meeting and Complete Application for a Proposed Amendment to the Zoning By-Law for The Corporation of the Township of North Kawartha

Important Information: Council meetings are being held electronically during the COVID-19 pandemic. Members of the public may join the meeting using their computer or phone. Please refer to the instructions below for further information.

Lands Affected

Application #ZA-29-21
Concession 10
Part Lot 20
Chandos Ward
Roll #010-101-11800

The Corporation of the Township of North Kawartha being in receipt of a complete application for an Amendment to the Comprehensive Zoning By-Law No. 26-2013, as set out in Subsection 34 (10.4) of the Planning Act as amended by Bill 51 thereby advise of the following:

Take Notice that the Council of the Corporation of the Township of North Kawartha shall hold a second public meeting for the purpose of informing the public in respect of the proposed amendment to the comprehensive zoning by-law. A decision by Council to grant, deny or defer the amendment will take place at this public meeting.

Date: October 5, 2021
Time: 9:30 a.m.
Location: During the COVID-19 pandemic, regular meetings of Council are being held electronically.

If you wish to participate in the electronic meeting in real time, please contact the [Deputy Clerk](mailto:k.picken@northkawartha.ca) by email k.picken@northkawartha.ca no later than 4:00 p.m. on the day prior to the scheduled public meeting and you will be provided with an invitation to join the meeting using your computer or phone. Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with Council by forwarding written comments in support or opposition to planning@northkawartha.ca.

The Township is using Zoom for electronic meetings. Recorded meetings will be posted on the Township [YouTube](#) channel as soon as possible after the meeting for public viewing.

An explanation of the purpose and effect of the proposed by-law amendment describing the lands to which the proposed by-law amendment will apply and a key map showing the location of the lands to which the proposed by-law amendment will apply are attached.

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of North Kawartha to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Kawartha before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or a public body does not make oral submissions at a public meeting, or make written submissions to the Township of North Kawartha before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A submission form is available on our website :

<http://www.northkawartha.ca/en/buildingandproperty/Planning-Public-Notices.asp> and can be returned to the Township office by email: planning@northkawartha.ca or by fax: (705) 656-4446 or hand delivered to the dropbox to the right of the front entrance to the Municipal Office.

To Be Notified

If you wish to be notified of the decision of The Township of North Kawartha on the proposed zoning by-law amendment, you must make a written request to Janet Woodbeck, Planning Assistant at j.woodbeck@northkawartha.ca or Fax: 705-656-4446 or in person or by mail to PO Box 550, 280 Burleigh Street, Apsley, Ontario K0L 1A0

Information pertaining to this application is available by contacting Travis Toms, Chief Building Official at t.toms@northkawartha.ca or (705) 656-4445 (ext. 237) to make arrangements for inspection.

Purpose and Effect

The proposed amendment would upon coming into force and effect, serve to amend By-Law No. 26-2013, as amended, by changing the zone category of certain lands located in Part Lot 20, Concession 10 in the Chandos Ward from Shoreline Residential (SR) Zone to Shoreline Residential Exception (SR-X) Zone in order to permit the development of the subject lands as follows:

1. To permit a detached garage with a proposed height of 8.23 metres and proposed lot coverage of 5.19%. This is an amendment to Section 3.1 (d) which limits height to 7.3 metres, and limits lot coverage of accessory buildings to 5%.
2. To permit upper storey access for the detached garage via external stairs. This is also an amendment to Section 3.1 (d) which restricts access to an internal, unenclosed stairway.
3. To permit a side yard setback of 3.04 metres for the detached garage. This is an amendment to Section 3.1 (h) which requires a side yard setback of 4.5 metres.
4. To permit a 62.6 square metre bunkhouse on the second floor of a detached garage. This is an amendment to Sections 2.76 and 2.85 which define a private garage as not including a bunkhouse, and a habitable room as not including any private garage, respectively. This is also an amendment to Section 6.2 (d) which restricts a bunkhouse to a maximum of 37 square metres.
5. To permit development on the lot which maintains a reduced lot frontage of 35 metres and a

reduced lot area of 0.44 acres. This is an amendment to Section 3.18 (c) which permits development on existing undersized lots, provided the development complies with all provisions of the Zoning By-law.

6. To permit a water yard setback for the covered deck and dwelling of 19.5 metres and 21.9 feet, respectively. This an amendment to Section 3.30 and 6.2 (k) which requires a minimum water yard setback of 30 metres.

All other provisions in all other respects as set out in the General Provisions and the Provisions of the Shoreline Residential (SR) Zone shall apply and be complied with as identified in By-law No. 26-2013.

Dated at the Township of North Kawartha this 15th day of September 2021.

Connie Parent, Clerk
Township of North Kawartha

Personal Information is collected under the authority of the *Planning Act* and will become part of the public record and may be made available for public viewing or distribution.

If you have accessibility needs and require alternate formats or other accommodations, please contact the Clerk at (705) 656-4445 (ext. 234) or by email to c.parent@northkawartha.ca

Lands Affected

Application #ZA-29-21
Concession 10
Part Lot 20
Chandos Ward
Roll #010-101-11800



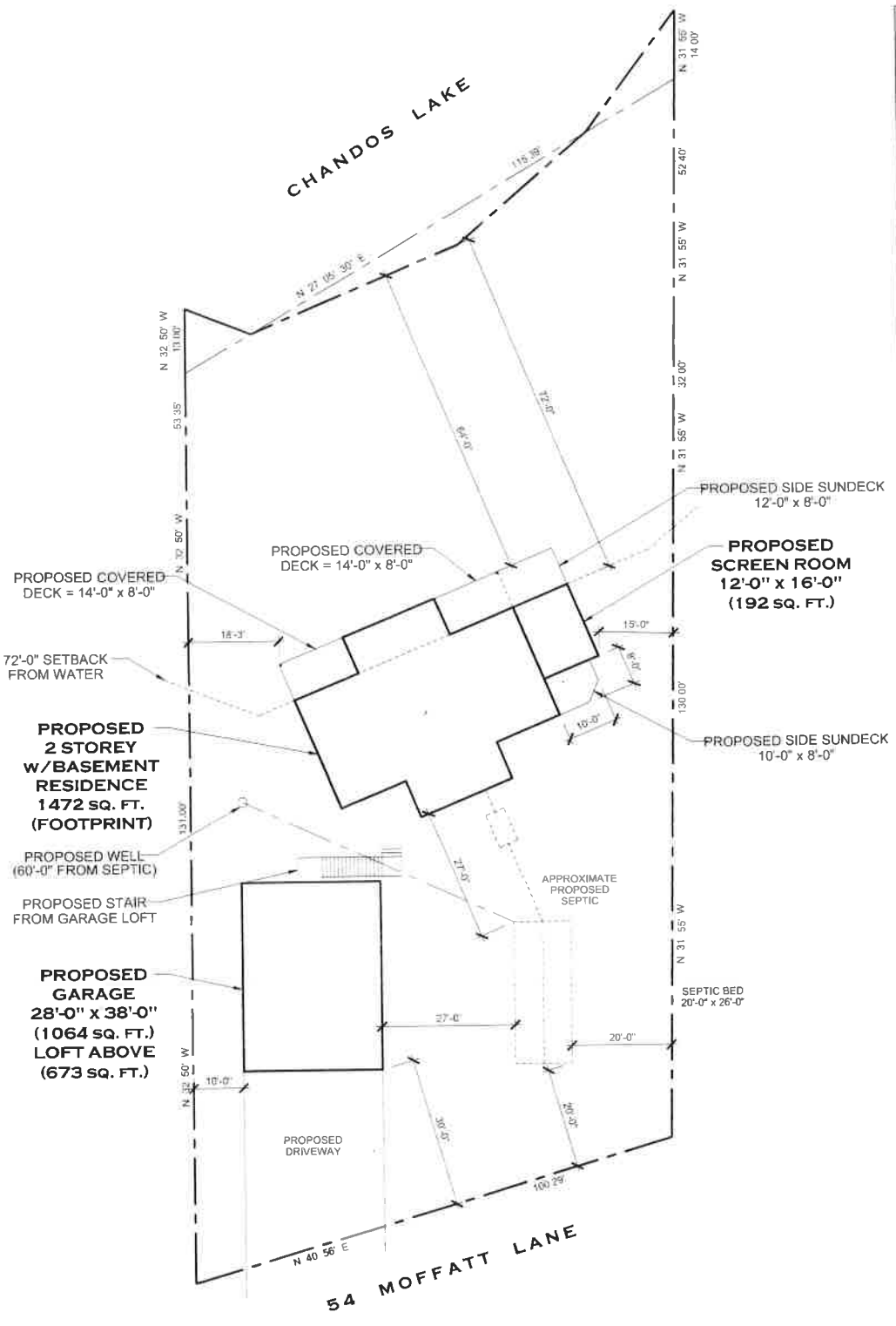
Purpose and Effect

The proposed amendment would upon coming into force and effect, serve to amend By-Law No. 26-2013, as amended, by changing the zone category of certain lands located in Part Lot 20, Concession 10 in the Chandos Ward from Shoreline Residential (SR) Zone to Shoreline Residential Exception (SR-X) Zone in order to permit the development of the subject lands as follows:

1. To permit a detached garage with a proposed height of 8.23 metres and proposed lot coverage of 5.19%. This is an amendment to Section 3.1 (d) which limits height to 7.3 metres, and limits lot coverage of accessory buildings to 5%.
2. To permit upper storey access for the detached garage via external stairs. This is also an amendment to Section 3.1 (d) which restricts access to an internal, unenclosed stairway.
3. To permit a side yard setback of 3.04 metres for the detached garage. This is an amendment to Section 3.1 (h) which requires a side yard setback of 4.5 metres.
4. To permit a 62.6 square metre bunkhouse on the second floor of a detached garage. This is an amendment to Sections 2.76 and 2.85 which define a private garage as not including a bunkhouse, and a habitable room as not including any private garage, respectively. This is also an amendment to Section 6.2 (d) which restricts a bunkhouse to a maximum of 37 square metres.

5. To permit development on the lot which maintains a reduced lot frontage of 35 metres and a reduced lot area of 0.44 acres. This is an amendment to Section 3.18 (c) which permits development on existing undersized lots, provided the development complies with all provisions of the Zoning By-law.
6. To permit a water yard setback for the covered deck and dwelling of 19.5 metres and 21.9 feet, respectively. This an amendment to Section 3.30 and 6.2 (k) which requires a minimum water yard setback of 30 metres.

All other provisions in all other respects as set out in the General Provisions and the Provisions of the Shoreline Residential (SR) Zone shall apply and be complied with as identified in By-law No. 26-2013.



SURVEY INFORMATION

THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. OWNER & CONTRACTOR TO CONFIRM ALL DIMENSIONS. IF ANY ERRORS ARE NOTICED, PLEASE CONTACT KINGDON TIMBER MART AS SOON AS POSSIBLE.

REFER TO ORIGINAL SURVEY FOR ALL LOT DIMENSIONS, PROPERTY LINE BEARINGS, BUILDING LOCATION AND ALL OTHER PERTINENT INFORMATION.

LOT COVERAGE DATA

PROPERTY AREA	19 440.18 sq. ft.
PROPOSED RESIDENCE AREA	1 472 sq. ft.
PROPOSED SCREEN ROOM AREA	192 sq. ft.
PROPOSED COVERED DECK AREA	112 sq. ft.
PROPOSED COVERED DECK AREA	112 sq. ft.
PROPOSED GARAGE AREA	1064 sq. ft.
TOTAL	2 952 sq. ft.
PROPOSED SIDE SUNDECK AREA	96 sq. ft.
PROPOSED SIDE SUNDECK AREA	80 sq. ft.
TOTAL	176 sq. ft.
PROPOSED RESIDENCE LOT COVERAGE	7.57 %
PROPOSED SCREEN RM LOT COVERAGE	0.99 %
PROPOSED COV'D DECK LOT COVERAGE	0.58 %
PROPOSED COV'D DECK LOT COVERAGE	0.58 %
PROPOSED GARAGE LOT COVERAGE	5.19 %
TOTAL	14.91 %
PROPOSED SIDE SUNDECK LOT COVERAGE	0.49 %
PROPOSED SIDE SUNDECK LOT COVERAGE	0.41 %
TOTAL	0.90 %

