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-27-21
Concession 7
Part Lot 25
Chandos Ward
155 Walkes Road
Roll #010-003-08400

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 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:	September 21, 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 by email 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 the Township of North Kawartha at the address noted below.

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 and as further amended by By-law No. 2020-18 as follows:

To permit the demolition of an existing dwelling and attached deck and permit the construction of a new dwelling having a height of 9.14 metres (30 feet) and an attached deck with proposed shoreline setbacks of 25.7 metres (84.5 feet) and 23.3 metres (76.5 feet), respectively. This is an amendment to Sections 3.30 and 6.2 (k), which require that all new development be setback at least 30 metres (100 feet) from the ordinary high water mark of all waterbodies. This is also an amendment to Section 6.2 (m) which requires a maximum building height of 7.6 metres (25 feet).

To permit the demolition of an existing roof over an attached deck having an overhang of 0.6 metres (2 feet) and permit the construction of a new roof over an attached deck having an overhang of 0.15 metres (0.5 feet). This is an amendment to Section 2.39 which defines a deck as an open platform structure without a roof system and Section 6.2 (q), which does not permit a permanent roof over an open deck.

This is an amendment to Section 3.18 (c) which stipulates that on an undersized lot a building or structure may be erected provided that such development does not contravene any other provision of Zoning By-law 26-2013.

All other provisions in all other respects as set out in the General Provisions and the Provisions of the Shoreline Residential Zone shall apply and be complied with as identified in By-Law No. 26-2013, as amended and as further amended by By-law No. 2020-18.

Shoreline Residential Zone shall apply and be complied with as identified in By-Law No. 26-2013, as amended and as further amended by By-law No. 2020-18.

Dated at the Township of North Kawartha this 1st 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

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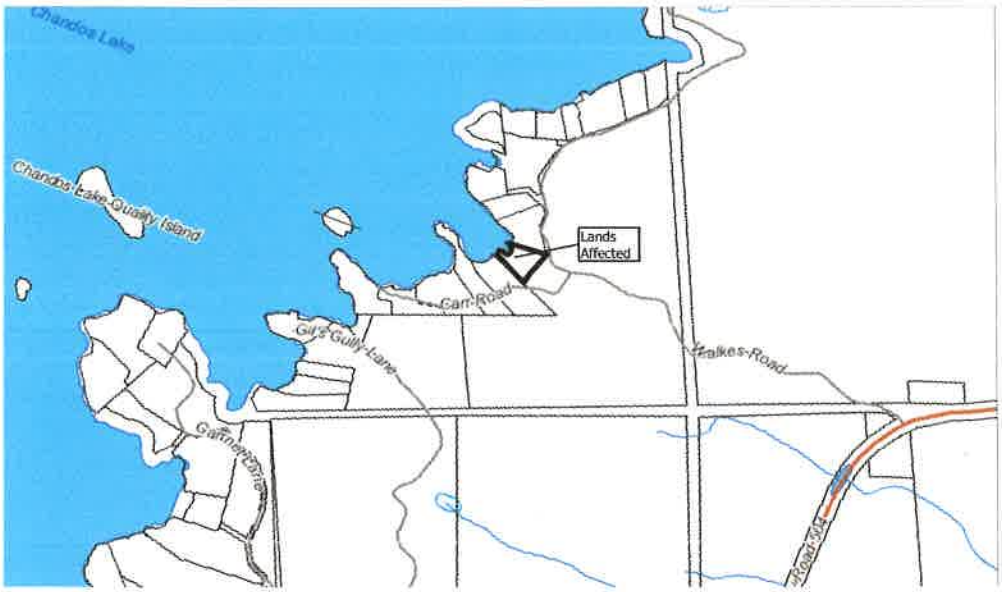

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