



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-28-21
Concession 15
Part Lot 3 and 4
Burleigh Ward
12 Fire Route 50c
Roll #020-002-27112

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: 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 Ontario Land 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 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 will upon coming into force and effect, serve to amend By-Law No. 26-2013 as follows:

To permit the reconstruction and expansion of a dwelling and deck within the water yard maintaining existing setbacks of 20.73 metres (68 feet) and 18.29 metres (60 feet) to the high water mark, respectively; together with increasing the lateral width to 43% of the shoreline frontage, being 14.02 metres (46 feet). This is an amendment to Section 6.2(k) and Section 3.30 which require that new development be setback 30 metres (100 feet) from the high water mark of a waterbody. This is also an amendment to Section 6.2(q) which permits the enlargement of buildings within the water yard toward side lot lines up to a maximum total lateral width of 40% of shoreline frontage.

To permit the construction of a new 139.36 square metre (1500 square foot) detached garage, resulting in a percent lot coverage for accessory structures of 7%. This is an amendment to Section 3.1(d) and Section 6.2(f) which permits a maximum lot coverage for accessory structures of 5%. This is a further amendment to Section 3.1(d) which does not permit any one accessory building to be singularly more than 5% of the lot area.

This is also an amendment to Section 3.18(c) which permits development on existing undersized lots, provided the development does not contravene any other provisions of the by-law.

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

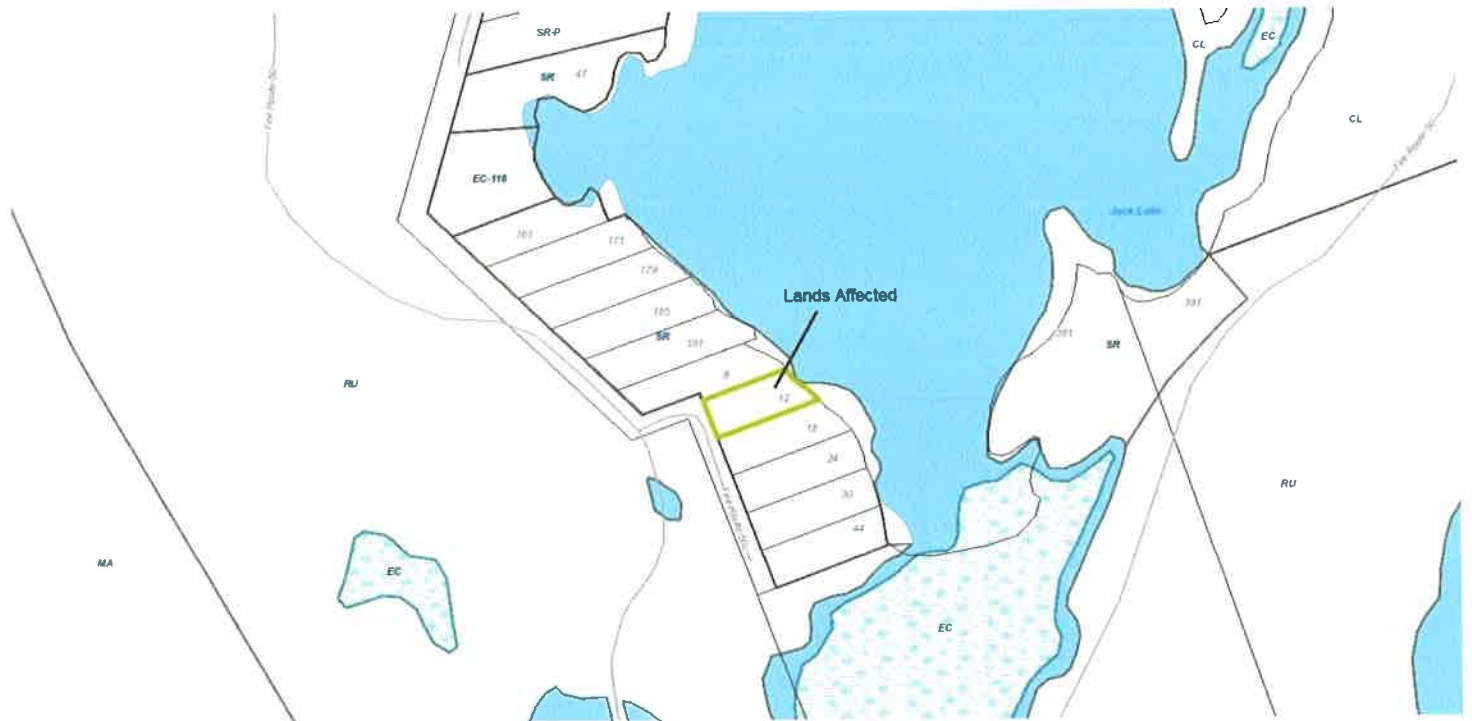
Connie Parent, Clerk
Township of North Kawartha

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

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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.

ORIGINAL SHL

HIGH WATER MARK AS SHOWN ON

PART 11
INST. No. 302835

30
IB
0:00
100:00 (SET R402)

N71°52'E

221:14 (MEAS.)
(220:65 R402)

FRAME CABIN
MOVED
1/5/14 HARBOR

CORNER ON
LINE

LOT LINE

PART 12

172:30

INST. No. 336224

GARAGE

(259:57 R402)
260:00 (MEAS.)

N71°52'E

IB
SET SS1B

IB (873)

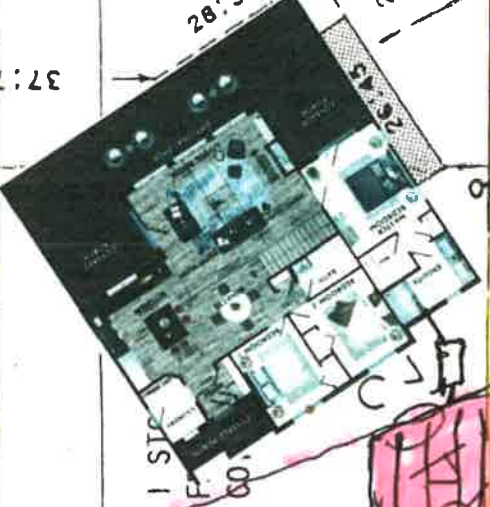
221:1

37:75

28:35

28:55

M. 39°38' W
107:48



19:60

268:1

IB (873)

N18°25'10"W
100:00 (SET R402)