



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-03-22
Concession 9
Part Lot 6
Chandos Ward
Roll #010-100-00600
370 Gilmour Lane

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: March 1, 2022
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 k.picken@northkawartha.ca no later than 4:00 p.m. on the day prior to the scheduled 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A submission form is available on our website: <https://www.northkawartha.ca/en/our-services/planning-services.aspx#Comments-and-Appeals> 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, send 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

Information pertaining to this application can be made available by contacting Travis Toms, Chief Building Official at t.toms@northkawartha.ca / 705-656-4445 (ext. 237).

Purpose and Effect

The proposed amendment will upon coming into force and effect, serve to amend By-Law #26-2013, as amended, by changing the zone category of certain lands located in Part Lot 6, Concession 9 in the Chandos Ward from Shoreline Residential (SR) Zone to Shoreline Residential-____ (SR-____) Zone in order to permit the redevelopment of a recreational dwelling on the lands as follows:

1. To permit development on a lot which maintains a reduced lot frontage of 59.1 metres (194 feet) and a reduced lot area of .34 hectare (.834 acres), whereas a lot area of .5 hectares (1.2 acres) is otherwise required. This is an amendment to Section 3.18 (c) which permits development on existing undersized lots, provided all other provisions of the Zoning By-law are met.
2. To permit a front and water yard setback of 19.20 metres (63 feet) for the dwelling and 15.3 metres (50.2 feet) for the attached deck. This is an amendment to Sections 3.30 and 6.8 (f) which require a front and water yard setback of 30 metres (100 feet).

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.

Lands Affected

Application #ZA-03-22
Concession 9
Part Lot 6
Chandos Ward
Roll #010010000-600



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 6, Concession 9 in the Chandos Ward from Shoreline Residential (SR) Zone to Shoreline Residential-___ (SR-___) Zone in order to permit the redevelopment of a recreational dwelling on the lands as follows:

1. To permit development on a lot which maintains a reduced lot frontage of 59.1 metres (194 feet) and a reduced lot area of .34 hectare (.834 acres), whereas a lot area of .5 hectares (1.2 acres) is otherwise required. This is an amendment to Section 3.18 (c) which permits development on existing undersized lots, provided all other provisions of the Zoning By-law are met.

Lands Affected

2. To permit a front and water yard setback of 19.20 metres (63 feet) for the dwelling and 15.3 metres (50.2 feet) for the attached deck. This is an amendment to Sections 3.30 and 6.8 (f) which require a front and water yard setback of 30 metres (100 feet).

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 9th day of February, 2022.

Connie Parent, Clerk
Township of North Kawartha
280 Burleigh Street, P.O. Box 550
Apsley, ON K0L 1A0
c.parent@northkawartha.ca

Personal Information is collected under the authority of the *Planning Act*, 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