

The Corporation of the Township of North Kawartha

By-law 2026-0000

Being a by-law of the Corporation of the Township of North Kawartha under the provisions of Section 34 of the Planning Act R.S.O. 1990, chap. P.13, as amended, to amend Zoning By-Law #26-2013 for the entirety of the Township of North Kawartha.

Whereas; Zoning By-Law #26-2013 as otherwise amended, was passed under the authority of a predecessor of Section 34 of the Planning Act, R.S.O. 1990, Chap. P. 13, as amended.

And Whereas the matters herein are in conformity with the provisions of the Official Plan of the County of Peterborough as approved by the Ministry of Municipal Affairs and Housing;

And Whereas the Council of the Corporation of the Township of North Kawartha conducted a public hearing in regard to this application, as required by Section 34(12) of the Planning Act, R.S. O. 1990, Chap. P. 13, as amended.

And Whereas the Council of the Corporation of the Township of North Kawartha deems it advisable to amend Zoning By-law #26-2013 as otherwise amended, with respect to the above described lands, and under the provisions of the Planning Act has the authority to do so.

Now Therefore the Council of the Corporation of the Township of North Kawartha enacts as follows:

1. That Comprehensive Zoning By-law #26-2013, as amended, is hereby further amended in the following manner:
 - a. Section 2.18 "Building Height" shall be deleted in its entirety and replaced with:
 - a) Height means in the case of a shoreline or waterfront property, the vertical distance of a building measured from the lowest point of grade of the front (lakeside) of a building to the highest point of the roof surface, whether peaked, gambrel, hip, flat or other type of roof.
 - b) Height means, in the case of all other structures, the vertical distance measured between grade and the highest point of the roof.
 - b. Section 2.53 "Dwelling Unit" shall be amended by removing "occupied by not more than one family" such that it reads as follows:

"Dwelling unit means a suite of 2 or more habitable rooms in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment, and with an independent

entrance either directly from outside the building or through a common corridor or vestibule inside the building. This definition shall not include any part of any vehicle as defined herein. In no case shall there be more than one kitchen or area where food preparation can take place located within a dwelling unit."

- c. Section 2.53(c) "Second Dwelling Unit" shall be deleted in its entirety and replaced with "Additional Dwelling Unit: An Additional Dwelling Unit (ADU) is a self-contained residential unit with cooking facilities, washroom facilities and sleeping area on a property that already has a dwelling on it."
- d. Section 2.85 "Habitable Room" is hereby amended" such that it shall read as follows:
"Habitable room" means a room designed to provide living, dining, sleeping or kitchen accommodation for persons. This definition may include a bathroom, den, library, office or enclosed sun room but shall not include any carport, porch, veranda, unfinished attic, unfinished basement or unfinished cellar. A habitable room may be located in a private garage but shall not contain cooking facilities unless specifically authorized by the provisions of the Zoning By-law.
- e. Section 3.1(d)(ii) "Building Area and Height" is hereby amended by increasing the maximum height of a detached private garage, such that Section 3.1(d)(ii) shall read as follows:

Notwithstanding the maximum height in item (i), in the case of a detached private garage, the maximum height shall be 10 metres, measured from grade to peak of the roof and shall not exceed 2 storeys.
- f. Section 3.1(h)(vi) shall be amended by deleting the subsection in its entirety and shall be replaced with (vi) notwithstanding items (i) and (iii), in no case shall a detached private garage having a height greater than 4.9 metres (16 feet) to a maximum of 10 metres (33 feet) and/or up to two storeys have a minimum rear yard and side yard that is less than 4.5 metres (15 feet)."
- g. Section 3.1(o) is hereby amended to include "Sauna" in Gazebo or Detached Deck" and shall read "Gazebo, Detached Deck or Sauna". A subsection for 3.1(o)(i) shall be amended so that it reads as such:
"Any lot zoned to permit a dwelling shall be permitted one gazebo and one detached deck and one sauna as accessory uses".
- h. Section 3.1(o)(ii) shall be amended to include "sauna" and shall read: "A gazebo or detached deck or sauna shall not be connected to each other and a gazebo or detached deck shall not be connected to any other

accessory structure. A sauna may be permitted atop a detached deck”.

- i. Section 3.1(o)(iii) shall be amended to include “sauna” and shall read: “A gazebo and/or sauna may be located on an attached deck, but shall not be directly accessible from the dwelling.
- j. Section 3.1 shall have a subsection (p) entitled “Backyard Chickens” and shall read:
Backyard chickens shall be permitted on properties zoned Hamlet Residential (HR), Residential (R) and Rural Residential (RR) provided:
 - a. The lot has a minimum size of 0.5 hectares;
 - b. The storage of feed is kept in a steel, rodent proof container;
 - c. Notwithstanding Section a. above, a maximum of 6 hens per hectare;
 - d. The chickens are contained within a coop and/or a run;
 - e. Roosters are not permitted;
 - f. All setbacks of the applicable zone shall be adhered to; and
 - g. Lots zoned Rural (RU) shall be permitted agricultural uses in accordance with the provisions in Section 17.
- k. Section 3.10(b) “Home Industries” shall be deleted in its entirety and replaced with “At no time shall there be more than one home based industry located on a lot”
- l. Section 3.11(b) “Home Occupations” shall be deleted in its entirety and replaced with “A home occupation may be established in either a dwelling unit or an accessory structure. At no time shall there be more than one home based occupation located on a lot”
- m. Section 3.18(b)(iii) “Non-complying Buildings, Structures and Lots” is hereby amended by deleting reference to the maximum height increase such that it shall read

Where a dwelling is located at least 9 metres (30 feet) from the high water mark, but less than 15 metres from the high water mark, such dwelling may be replaced and enlarged towards the side lot lines provided the final building, including decks, is not wider across the front than 40% of the existing shoreline frontage to a maximum of 18.3 metres (60 feet), whichever is less, and provided all required side yard setbacks are adhered to.

- n. Section 3.18(b)(iv) “Non-complying Buildings, Structures and Lots” is hereby amended by deleting reference to maximum increase in height such that it shall read

Where a dwelling is located at least 15metres (50 feet) from the high water mark, but less than 30 metres (100 feet) from the high water mark, such

dwelling may be replaced and enlarged towards the side lot lines provided the final building, including decks, is not wider across the front than 60% of the existing shoreline frontage to a maximum of 27.6 metres (90.5 feet), whichever is less, and provided all required side yard setbacks are adhered to.

- o. Section 3.25 “Truck, Bus, Coach Bodies and Shipping Containers” subsection a) Shipping Containers subsection v) paragraph 3 shall be amended to include Shoreline Residential and Shoreline Residential Island such that it reads:
“A maximum of two (2) in the Rural (RU) Zone, a maximum of one (1) in the Rural Residential (RR) Zone and a maximum of one (1) in the Shoreline Residential (SR) Zone and Shoreline Residential Island (SRI) Zone.
- p. Section 3.27 “Second Dwelling Units” shall be deleted in its entirety and replaced with

Additional Dwelling Units

Notwithstanding any other provision of this By-law to the contrary, an Additional Dwelling Unit shall be permitted within a single detached dwelling, a semi-detached dwelling, a row house dwelling or within an accessory structure to these housing types where they are identified as a permitted use. The following provisions shall also apply:

- i. A maximum of two additional dwelling units per single detached, semi-detached or row house dwelling are permitted;
- ii. An additional dwelling unit may be contained within the primary dwelling unit, in a building accessory to the residential use or as a stand-alone dwelling;
- iii. One off-street parking space shall be provided for each additional dwelling unit, in addition to any parking space required by this by-law for the other residential unit(s). The off-street parking associated with the dwelling unit(s) may be stacked provided that the number of spaces so arranged does not exceed two (2);
- iv. The additional dwelling unit must comply with the requirements of the Ontario Building Code and Fire Code;
- v. Additional dwelling units which are located in accessory buildings which are detached from the principal dwelling shall comply with the following:
 - 1. Shall comply with the residential zone regulations of the respective zone;
 - 2. Shall not be in the form of a mobile home or a tourist trailer or tourist vehicle;
 - 3. If located in a serviced area is to be connected to the municipal water and sewer services through the existing dwelling.

- vi. That private amenity space to be situated outdoors, which is a minimum of 7.5 square metres with a dimension being no less than .5 metres to be provided. Such space may be provided in the form of a balcony, deck or patio;
- vii. Notwithstanding above, additional dwelling units shall not be permitted:
 - 1. Within a dwelling that is located in an Environmental Constraint (EC) zone or in a floodplain;
 - 2. Within a dwelling that is permitted accessory to a permitted non-residential use;
 - 3. On a lot containing a garden suite or sleeping cabin;
 - 4. Within a building that is accessory to 1) or 2) above;
 - 5. Any property zoned Shoreline Residential (SR) or Shoreline Residential Island (SRI).
- q. Section 3.30(e) shall be deleted in its entirety and replaced Subsection (e) Gazebos, Detached Decks and Saunas "Subject to the provisions of Section 3.1(o), a gazebo, a detached deck and/or a sauna may be permitted within the water setback provided the floor area of a gazebo or a detached deck does not exceed 10 square metres (107.38 square feet) and the floor area of a sauna does not exceed 8 square metres (86 square feet) and the height of each does not exceed 3 metres (10 feet). Notwithstanding, a gazebo or detached deck or sauna shall not be permitted within 9 metres (30 feet) of the high water mark).
- r. Section 3.31 "Provincially Significant Wetlands" shall be retitled to "Wetlands" with Provincially Significant Wetlands being subsection i) and "Unevaluated Wetlands" as subsection ii). Subsection ii) shall read
 - ii. Unevaluated Wetlands shall be assessed in accordance with Provincial policies.
- s. Section 4.2(d) "Building Area and Floor Area" is hereby amended by deleting "45 square metres (484 square feet) and replaced with "in compliance with the requirements of the Ontario Building Code"
- t. Section 4.2(k) "Building Height" is hereby amended by deleting "10 metres (33 feet)" and replaced with "12 metres (39.3 feet)"
- u. Section 4.5.2(d) "Building Area and Floor Area" is hereby amended by deleting "45 square metres (484 square feet) and replaced with "in compliance with the requirements of the Ontario Building Code"
- v. Section 4.5.2(k) "Building Height" is hereby amended by deleting "10 metres (33 feet)" and replaced with "12 metres (39.3 feet)"

- w. Section 5.2(d) "Building Area and Floor Area" is hereby amended by deleting "45 square metres (484 square feet) and replaced with "in compliance with the requirements of the Ontario Building Code"
- x. Section 5.2(k) "Building Height" is hereby amended by deleting "11 metres (36 feet)" and replaced with "12 metres (39.3 feet)"
- y. Section 6.2(d) "Bunkhouse per Lot" is hereby amended deleting the paragraph in its entirety and instead shall read

Bunkhouse per Lot (maximum)

1 only having a maximum area of 46.5 square metres (500 square feet) in measurement outside dimensions exclusive of all open decks/stairs/landings/etc. Washroom facilities may be permitted in bunkhouses, with the approval of the authority having jurisdiction for a sleeping area with waste disposal. No cooking facilities are permitted. Where a bunkhouse is located within the upper storey of a private detached garage, the 46.5 square metre (500 square foot) maximum floor area shall apply.

- z. Section 6.2(f) "Building Area and Floor Area" is hereby amended by deleting "45 square metres (484 square feet) and replaced with "in compliance with the requirements of the Ontario Building Code"
- aa. Section 6.2(m) is hereby amended by deleting 10 metres (33 feet) and replacing it with "12 metres (39.3 feet).
- bb. Section 7.2(d) "Bunkhouse per Lot" is hereby amended deleting the paragraph in its entirety and instead shall read

Bunkhouse per Lot (maximum)

1 only having a maximum area of 46.5 square metres (500 square feet) in measurement outside dimensions exclusive of all open decks/stairs/landings/etc. Washroom facilities may be permitted in bunkhouses, with the approval of the authority having jurisdiction for a sleeping area with waste disposal. No cooking facilities are permitted. Where a bunkhouse is located within the upper storey of a private detached garage, the 46.5 square metre (500 square foot) maximum floor area shall apply.

- cc. Section 7.2(f) "Building Area and Floor Area" is hereby amended by deleting "45 square metres (484 square feet) and replaced with "in compliance with the requirements of the Ontario Building Code"

dd. Section 7.2(l) "Building Height" is hereby amended by deleting "7.6 metres (25 feet)" and replaced with "12 metres (39.3 feet)"

ee. Section 17.2(d) "Building Area and Floor Area" is hereby amended by deleting "45 square metres (484 square feet) and replaced with "in compliance with the requirements of the Ontario Building Code"

ff. Section 17.2(k) "Building Height" is hereby amended by deleting "11 metres (36 feet)" and replaced with "12 metres (39.3 feet)"

This by-law shall come into force and effect on the 14th day of July, 2026

Read and Adopted in open Council on the 14th of July, 2026

Carolyn Amyotte, Mayor

Kelly Picken, Clerk