

Township of North Kawartha

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www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Laura Stone, Planning Consultant
Date: June 30, 2026
Subject: Zoning By-law Amendment Application ZA-06-26

Recommendation:

That Council **approve** Zoning By-law Amendment Application ZA-06-26, entitled “Housekeeping By-law” for the entirety of the Township of North Kawartha to update Comprehensive Zoning By-law 2013-26, as amended, as it is consistent with the policy provisions of both the Provincial Planning Statement and the County of Peterborough’s Official Plan.

Background:

This Housekeeping By-law follows the most recent housekeeping by-law that was brought before Council in 2023, known as By-law 2023-001. The intention of this amendment is to update the current Comprehensive Zoning By-law 2013-26, as amended, to better facilitate planning principles, clarify wording and to provide minor relief to sections of the Zoning By-law that are often brought before Council or the Committee of Adjustment. In doing so, the Zoning By-law will provide more clarity to its reader, as well as municipal staff and consultants who implement the regulations on a day-to-day basis.

Amendments Proposed

Building Height

There are a number of revisions to the existing definitions, as well as in each of the residential zones. Each residential zone will be permitted a maximum height of 12m (39.3 feet), regardless of where it is located on the property, with the exception of the first 9 metres on a Shoreline Residential or Shoreline Residential Island Zoned property. On waterfront properties, the height will be measured from lowest point of grade on the lake side to peak, eliminating the requirement to measure height to “mid-span”, which caused confusion in the past, particularly given the various types of roofs.



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Second Dwelling Unit

The definition of this item, as well as the provisions in Section 3.27, have been updated to be reflective of provincial standards, as well as removing a maximum setback from the principle dwelling and the size requirements.

Accessory Detached Garages

The height of an accessory detached garage has been amended to permit a maximum height of 10 metres, measured from grade to peak and not exceeding 2 storeys, which is an increase from a maximum storey and a half. In addition to a bunkhouse use permitted on the upper storey of a detached garage, we have proposed other habitable spaces to be permitted within a detached garage, such as a gym, den, library, games room, etc. All other requirements for a detached garage remain the same.

Docks

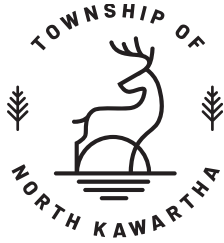
It is proposed that the maximum area of docks be removed. At present, a maximum of 56 square metres (603 square feet) area of dock is permitted. This regulation does not take into consideration the varying sizes and frontages of properties within the Township. The side yard setback and/or straight line projection remains at 4.5 metres (15 feet) to the structure of the dock.

Gazebo, Detached Decks and Saunas

There have been a number of inquiries to the Township's Building and Planning Departments regarding saunas. Given that the use of saunas is low impact and similar in nature to that of a gazebo, the proposed amendment permits saunas to be located within 30 metres of the high water mark, excluding within the first 9 metres of the high water mark, as well as the ability to be located atop a detached deck or an attached deck. The maximum size of a sauna is proposed to be 8 square metres (86 square feet) and is under the maximum size of gazebos and detached decks (10 square metres).

Backyard Chickens

Similar to saunas, there has been an increasing number of inquiries regarding backyard chickens. The proposed amendment would permit hens on all residential lots, save and except waterfront lots, with a maximum number of birds per hectare. The Rural (RU) zone has been excluded from this provision, as agricultural uses are permitted as-of-right.



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Home Industries and Occupations

We have proposed to remove the maximum size of a home based industry or occupation provided the use is clearly subordinate to the residential use.

Bunkhouses

It is proposed to increase the maximum size of a bunkhouse from 37 square metres (400 square feet) to 46.5 square metres (500 square feet). The request for a larger bunkhouse is brought before the Committee of Adjustment on a consistent basis. The maximum lot area of 5% shall still be adhered to. Decks, landings and stairs are proposed to be excluded from the floor area of the bunkhouse use but will be included in the total calculation of lot area coverage.

Minimum Dwelling Size

At present, each residential zone has a minimum building footprint of 45 square metres (484 square feet). The amendment proposes to remove the minimum floor area and instead a dwelling must be able to obtain a Building Permit. Tiny homes and smaller dwellings will have the same zone provisions as the residential zone it belongs to.

Planning Policy Discussion

Provincial Planning Statement

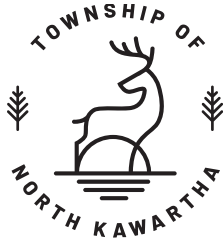
The Provincial government released the Provincial Planning Statement (PPS) in 2024. This policy document is intended to provide planning direction for all of Ontario. The proposed amendments are in keeping with the policies under the PPS.

Peterborough County Official Plan

Provisions of the Zoning By-law are required to maintain conformity to the County of Peterborough Official Plan. The intention of the Housekeeping By-law is to clarify certain provisions and update other provisions to industry and provincial standards, which have frequently been in front of Council by way of variance or amendment. The provisions maintain consistency with the County of Peterborough's Official Plan.

Public and Agency Comments

As of the time of authoring this report, no comments have been received.



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Conclusion

It is expected that the proposed amendments will reduce the amount of applications being brought before Council or the Committee of Adjustment since what is proposed in the Housekeeping By-law is reflective of what has been approved by Council or Committee over the past three years. The proposed amendment is consistent with the PPS and the Official Plan.

Financial Implications:

N/A

Attachments:

Notice