



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

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

Take Notice that the Corporation of the Township of North Kawartha, being in receipt of a complete Application for an Amendment to the Comprehensive Zoning By-Law #26-2013, as set out in Subsection 34 (10.4) of the Planning Act as amended, 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: November 19, 2024
Time: 9:30 a.m.
Location: Hybrid (In-person at the Council Chambers, 280 Burleigh Street, Apsley and Electronically via Zoom or by phone).

Application # ZA-08-24 (Freymond)
Part of Lot 2, Concession 6, Burleigh Ward
778 Northey's Bay Road
Roll # 1536-020-001-59900

Explanation of the Purpose and Effect of the proposed by-law amendment and a **key map** showing the location of the lands is provided on a subsequent page of this notice.

For More Information about this application or to inspect the materials, contact the Township's Junior Planner at e.fitzgerald@northkawartha.ca or (705) 656-5183.

To be Notified of the decision of The Township of North Kawartha on the proposed zoning by-law amendment, send a written request to planning@northkawartha.ca or Fax: (705) 656-4446 or by mail or in person: PO Box 550, 280 Burleigh Street, Apsley, Ontario K0L 1A0 (Note: Dropbox to the right of the front door).

Important Information: Meetings are held in a hybrid format and are open to the public. The zoom invitation is available on the current agenda page (link below) for those wishing to attend or participate in the meeting electronically.

View the current agenda: www.northkawartha.ca/currentcouncilagenda
Subscribe to receive all planning notices: www.northkawartha.ca/subscribe

Persons attending the meeting will be provided an opportunity to submit verbal comments in support or in opposition to the application. Written submissions may be made **no later than 4:00 p.m. on the day prior to the meeting** to: planning@northkawartha.ca, or Fax: (705) 656-4446, by mail or in person: PO Box 550, 280 Burleigh Street, Apsley, ON K0L 1A0 (Note: Dropbox located to the right of the front door). Further details and a convenient form are available on the Township website: www.northkawartha.ca/commentsorappeals



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Dated at the Township of North Kawartha this 30th day of October, 2024.

Connie Parent, Clerk
Township of North Kawartha
280 Burleigh Street, P.O. Box 550
Apsley, ON K0L 1A0
(705) 656-5187
c.parent@northkawartha.ca

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. Meetings are recorded and posted the Township You Tube Channel for public viewing. Any opinions you express may be made available to the public.

Requests for alternate formats or other accessibility accommodations, can be made to the Clerk at: (705) 656-5187 or by email to c.parent@northkawartha.ca

Purpose and Effect: The proposed amendment upon coming into force and effect, would serve to amend By-Law #26-2013 to change the zoning of the subject property from Shoreline Residential (SR) to Shoreline Residential-Permanent-Exception (SR-P-E) to permit year-round occupancy and facilitate the redevelopment of the property in the form of the reconstruction and expansion of an existing legal non-complying dwelling at a high-water mark setback of 26.7 metres (87.6 feet). The new dwelling is proposed to have an area of 91.0 square metres (980 square feet) and a maximum height of 9.1 metres (30 feet). The proposed amendment would amend By-law #26-2013 as follows:

1. To permit the reconstruction and expansion of a legal non-complying dwelling located between 15 and 30 metres (50 and 100 feet) from the high-water mark to result in a maximum 4.5-metre (14.8-foot) height increase whereas Section 3.18 (b) (iv) otherwise limits the permitted height increase of such buildings to 2.4 metres (8 feet).
2. To permit development which contravenes the applicable provisions of the Zoning By-law on an existing undersized lot whereas Section 3.18 (c) otherwise requires development on such lots to be compliant with the applicable provisions of the Zoning By-law.

All other provisions in all other respects as set out in the General Provisions and the Provisions of the Shoreline Residential-Permanent (SR-P) Zone shall apply and be complied with as identified in By-law #26-2013.

Key Map

Application # ZA-08-24 (Freymond)
Part of Lot 2, Concession 6, Burleigh Ward
778 Northey's Bay Road
Roll # 1536-020-001-55900

