



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

Roll # 1536-020-001-59900
(Freymond)
Application #ZA-08-24

Notice of the Passing of Zoning By-Law

Take Notice That the Council of the Corporation of the Township of North Kawartha passed By-Law #2024-0054, being a by-law to amend Comprehensive Zoning By-law #26-2013, as amended, on the 19th day of November 2024, under Section 34 of the Planning Act, Statutes of Ontario 1990, Chap. P. 13.

One oral submission in support of application #ZA-08-24 was received and considered in Council's decision to approve the application.

An explanation of the purpose and effect of the By-law describing the lands to which the By-law applies, and key map showing the location of the lands to which the By-law applies, are attached. The complete By-law is available for inspection in the office of the Clerk at the Municipal Office, Administration Building, during regular office hours (Monday to Friday 9:00 a.m. to 4:30 p.m.).

And Take Notice That the applicant may appeal to the Ontario Land Tribunal in respect to the By-law by filing with the Clerk of the Corporation of the Township of North Kawartha not later than the 16th day of December, 2024. The notice of appeal must set out the objection to the By-law and the reasons in support of the objection, and be accompanied by a certified cheque or money order in Canadian Funds payable to the Minister of Finance in the amount of \$1,100.00 which represents the Tribunal's fee. The Tribunal may reduce appeal fees to \$400.00 for eligible appellants. A request for reduced fees must be made at the time of filing the appeal. Forms and further details regarding fees and how to file an appeal are available on the Ontario Land Tribunal website: <https://olt.gov.on.ca/appeals-process/>.

The Planning Act, as amended, provides that only the applicant, Minister of Municipal Affairs and Housing, and the registered owner of any land to which the by-law would apply, specified persons, or public bodies who made oral submissions at a public meeting or written submissions to the Council prior to the By-law being passed are entitled to appeal decisions of Council regarding amendments to the Zoning By-law.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at a public meeting or written submissions to Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Township of North Kawartha this 26th day of November, 2024.

Connie Parent, Clerk



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

Purpose and Effect: The proposed amendment upon coming into force and effect, would serve to further amend By-Law #26-2013, as amended, to change the zoning of the subject property from Shoreline Residential (SR) to Shoreline Residential-Permanent-337 (SR-P-337) 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 # 1536-020-001-59900

