



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: September 17, 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-06-24
Part of Lot 16, Concession 10, Chandos Ward
39 Hemlock Point Road
Roll # 1536-010-101-05400

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



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Dated at the Township of North Kawartha this 28th day of August, 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 facilitate the redevelopment of the property in the form the reconstruction and expansion of an existing legal non-complying dwelling having an area of 153.4 square metres (1,651 square feet) and a height of 10 metres (33 feet), as well as a new detached private garage having an area of 83.2 square metres (895 square feet) and a height of 8.23 metres (27 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 at a high-water mark setback of 22.71 metres (74.5 feet) whereas Section 6.2 (k) otherwise requires new buildings to have a minimum high-water mark setback of 30 metres (100 feet) and Section 3.30 (c) requires expansions/enlargements to existing legal non-complying dwellings to conform to the provisions of Section 3.18.
2. 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 3.1-metre (10.2-foot) height increase whereas Section 3.18 (b) (iii) otherwise limits the permitted height increase of such buildings to 2.4 metres (8 feet).
3. To permit a detached private garage to have a height of 8.23 metres (27 feet) and two storeys whereas Section 3.1 (d) limits the height of such structures to 7.3 metres (23.9 feet) and one and one half storeys.
4. To permit a private detached garage having a height exceeding 4.9 metres (16 feet) to have a minimum rear yard and minimum northeastern interior side yard of 3.05 metres (10 feet) whereas Section 3.1 (h) (vi) otherwise requires such structures to have minimum rear and interior side yards of 4.5 metres (15 feet).
5. To permit a maximum accessory lot coverage of 5.9% of the total lot area whereas Sections 3.1 (d) (i) and 6.2 (f) (i) otherwise limit maximum lot coverage for accessory buildings, structures, and uses to 5% of the total lot area.



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6. To permit a bunkhouse located on an upper storey of a detached private garage to have an area of 62.4 square metres (672 square feet) whereas Section 6.2 (d) otherwise limits the maximum permitted area for a bunkhouse to 37 square metres (400 square feet).
7. To permit access to a bunkhouse contained in an upper storey of a detached private garage via external stairs whereas Section 3.1 (d) otherwise requires an upper storey of a detached private garage to be accessed via an internal, unenclosed stairway.
8. To permit development which is noncompliant with 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 (SR) Zone shall apply and be complied with as identified in By-law #26-2013.

Key Map

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