



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 5, 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-07-24
Part of Lot 15, Concession 9, Burleigh Ward
78 Long Lake WAO
Roll # 1536-020-002-12300

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 15th 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 further amend By-Law #26-2013, as amended by By-law #2021-0095 in order to address deficiencies of the dwelling under construction from both By-laws. The dwelling under construction is proposed to have an area of 89.7 square metres (965 square feet) together with 79.1 square metres (851 square feet) of attached decks and a height of 6.4 metres (21 feet). The proposed amendment would further amend By-law #26-2013, as amended by By-law #2021-0095 as follows:

1. To permit the replacement of a legal non-complying dwelling under construction located between 9 and 15 metres (30 and 50 feet) of the high-water mark to result in a height increase of 2.93 metres (9.6 feet) whereas Section 3.18 (b) (ii) of By-law #26-2013 otherwise limits the permitted height increase of such buildings to 1.2 metres (4 feet).
2. To permit the proposed northern attached deck to have a northern high-water mark setback of 9.6 metres, whereas Section 1 (a) of By-law #2021-0095 otherwise requires attached decks to have a high-water mark setback of 12.8 metres (42 feet).
3. To permit the portion of the proposed northern attached deck joining the western attached deck under construction to have a maximum depth of 5.2 metres (17.1 feet) whereas Section 3.30 (g) of By-law #26-2013 provides that the maximum permitted depth for an attached deck within a required water yard is 3.7 metres (12 feet).
4. To permit the proposed eastern attached deck to have an eastern high-water mark setback of 10.3 metres (33.8 feet), whereas Section 1(a) of By-law #2021-0095 otherwise requires attached decks to have a high-water mark setback of 12.8 metres (42 feet).

All other provisions in all other respects as set out in the General Provisions and the Provisions of the Shoreline Residential-294 (SR-294) Zone shall apply and be complied with as identified in By-laws #26-2013 and #2021-0095.

Key Map

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