



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-05-24

Part of Lot 19, Concession 7, Chandos Ward

294 Maple Lane

Roll # 1536-010-202-05900

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.

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 185.8 square metres (2,000 square feet) and a height of 10 metres (33 feet), as well as a new detached private garage having an area of 72.9 square metres (785 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 19.67 metres (64.5 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-metre (10-foot) height increase Section 3.18 (b) (iii) otherwise limits the permitted height increase of such buildings to 2.4 metres (8 feet).
3. To permit the reconstructed and expanded dwelling to have a minimum eastern interior side yard of 3.68 (12.1 feet) metres whereas Section 6.2 (h) otherwise requires a minimum interior side yard of 4.5 metres (15 feet).
4. 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.
5. 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).



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6. 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.
7. 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.

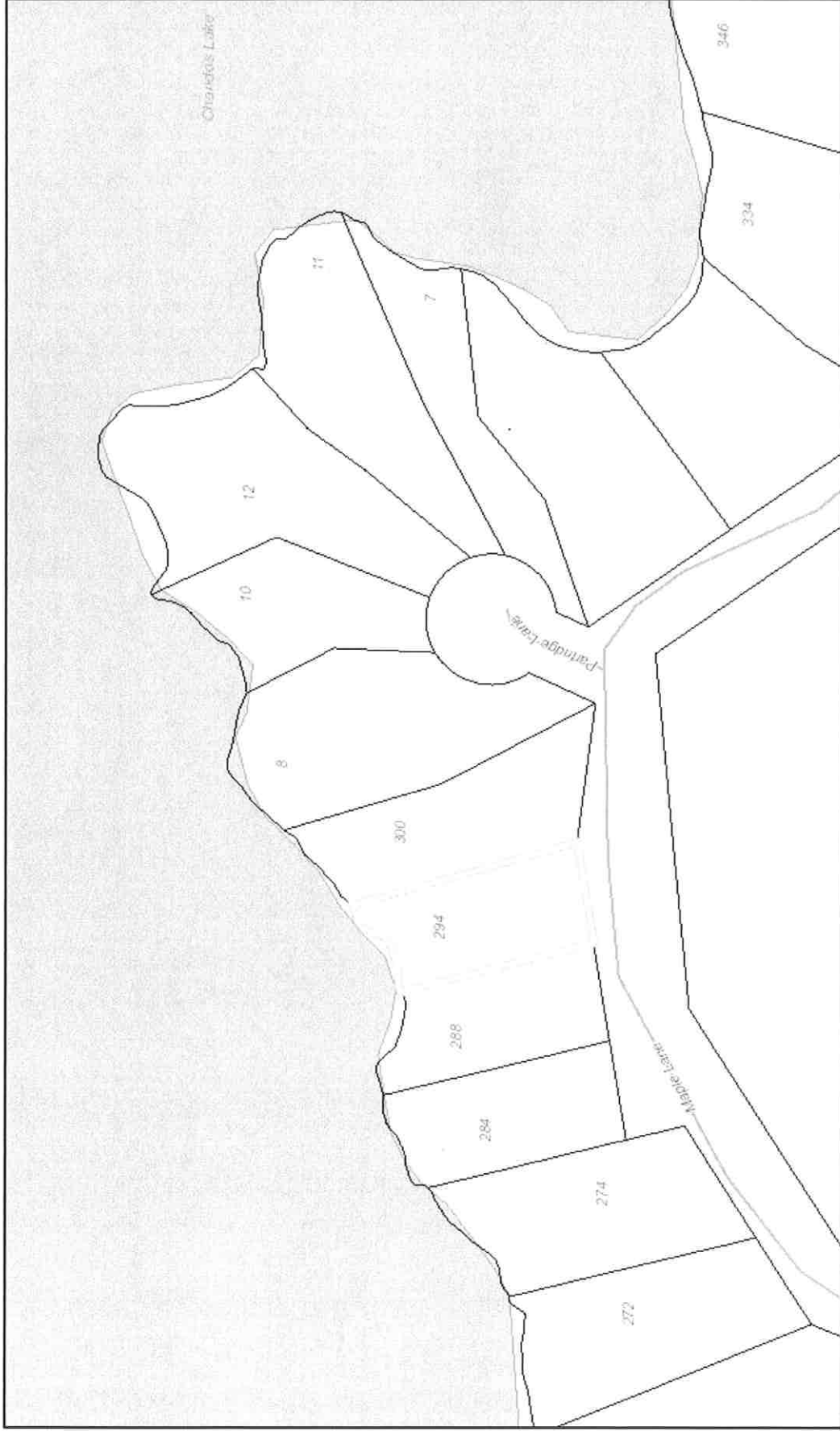
Key Map

Application #ZA-05-24

Part of Lot 19, Concession 7, Chandos Ward

294 Maple Lane

Roll # 1536-010-202-05900



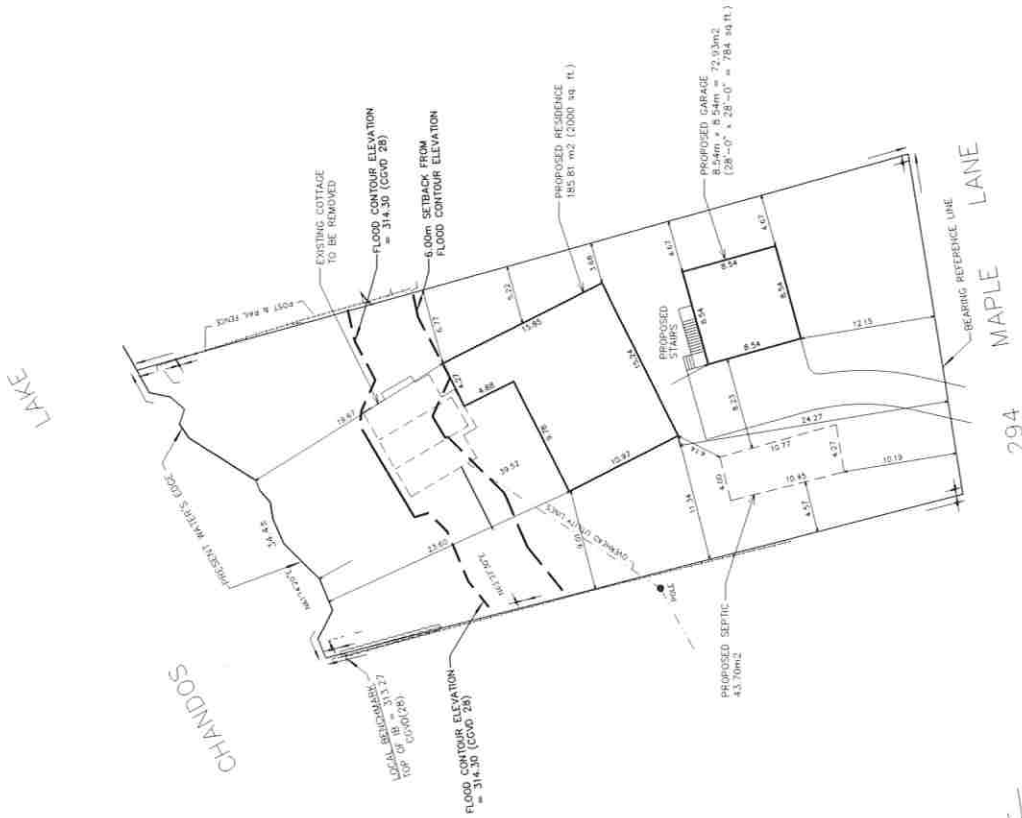
SURVEY INFORMATION

THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. OWNER & CONTRACTOR TO CONFIRM ALL DIMENSIONS. IF ANY ERRORS ARE NOTICED, PLEASE CONTACT KINGDON TIMBER MART AS SOON AS POSSIBLE.

REFER TO ORIGINAL SURVEY FOR ALL LOT DIMENSIONS, PROPERTY LINE BEARINGS, BUILDING LOCATION AND ALL OTHER PERTINENT INFORMATION.

LOT COVERAGE DATA

PROPERTY AREA	1,880.11 m ²
PROPOSED RESIDENCE AREA	185.81 m ²
PROPOSED GARAGE AREA	72.93 m ²
PROPOSED GARAGE STAIRS AREA	7.55 m ²
TOTAL	266.29 m ²
PROPOSED RESIDENCE LOT COVERAGE	9.88 %
PROPOSED GARAGE LOT COVERAGE	3.88 %
PROPOSED GARAGE STAIRS LOT COVERAGE	0.40 %
TOTAL	14.16 %



1 | SITE PLAN
A1.1 | SCALE: 1 : 300

date	rev	description

REVISION RECORD



design & drafting
 1877 8th Ave
 Unit 100
 Aurora, Ontario L4G 1V4
 PH (705) 622-3381 Fax (705) 622-8199
 1000 Lakeshore Blvd. W.
 Suite 1000, Oakville, Ontario L6L 1A3
 PH (705) 764-1548 Fax (705) 764-1588
 kingdon.com

job description
Proposed Cottage & Garage for Mr. & Mrs Repath
 294 Maple Lane
 Township of North Kawartha, Ontario

drawing title	Site Plan	drawing no.	A1.1
scale	1:300	date	Aug 30/23
drawn by	TW	job no.	22-92
reviewed by	TW		