



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 #010-003-31900
(Parkes)
Application #ZA-02-23

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 #2024-0030 on the 4th day of June, 2024, under Section 34 of the Planning Act, Statutes of Ontario 1990, Chap. P. 13.

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 25th day of June, 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 private citizens and community groups. 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/>.

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

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.)

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 the 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 5th day of June, 2024.

Connie Parent, Clerk

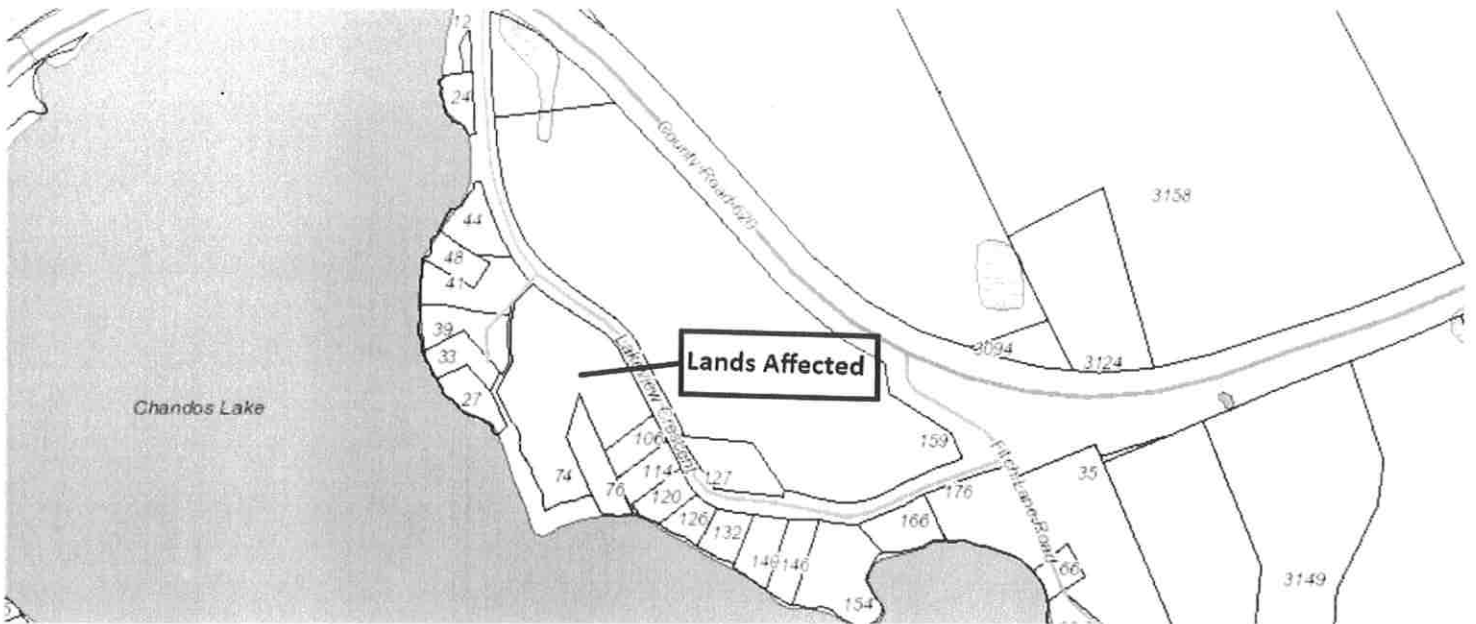


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Key Map

Application #ZA-02-23
Part Lot 23, Concession 11, Chandos Ward
74 Lakeview Cres.
Roll #010-003-31900



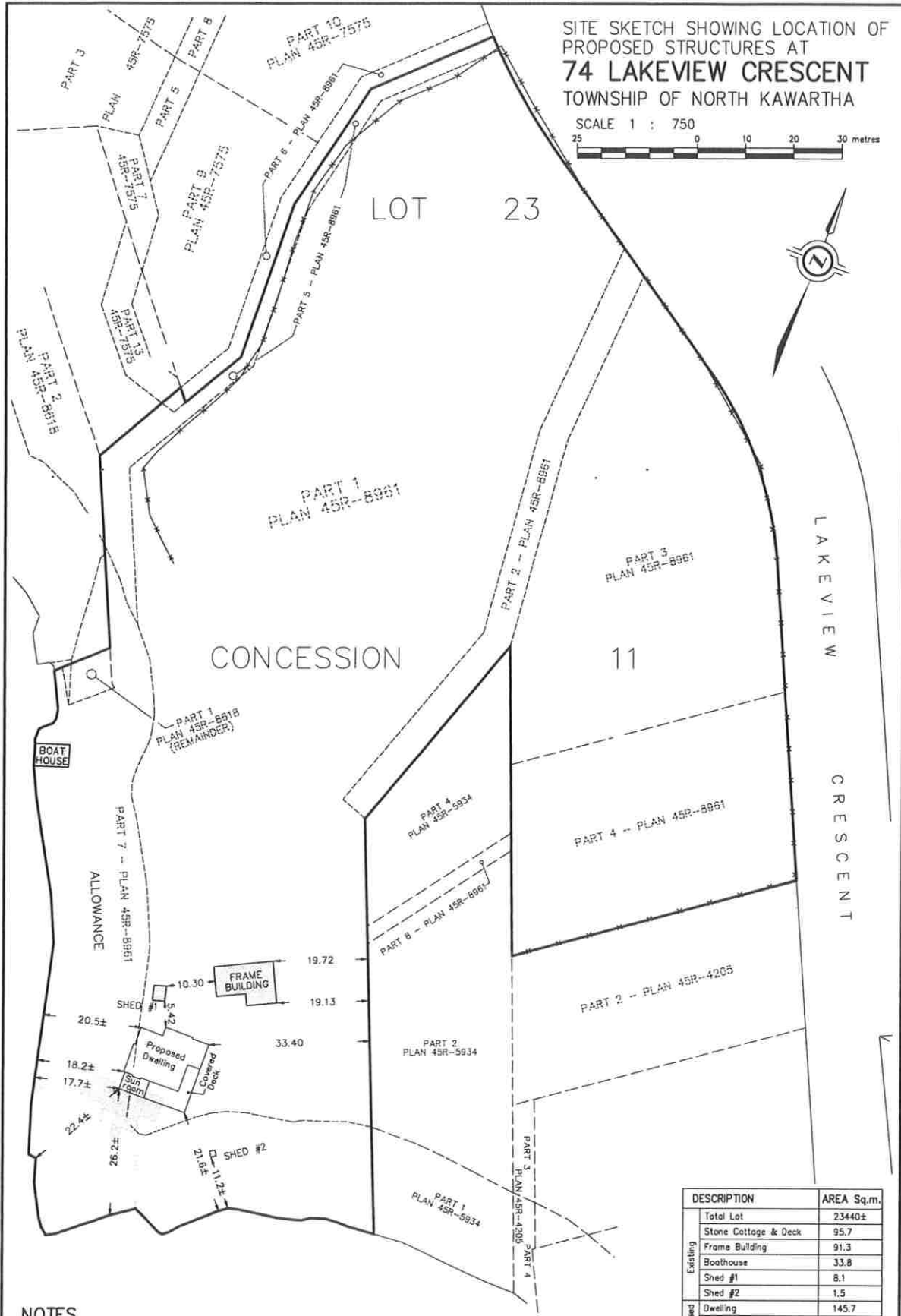
Explanation of the Purpose and Effect of the Application

The proposed amendment upon coming into force and effect, would serve to amend By-Law No. #26-2013, by changing the zone category from Shoreline Residential (SR) Zone to Shoreline Residential Exception (SR-X) Zone to permit the reconstruction and expansion of a legally non-conforming dwelling. Provided that a portion of the property is located on a peninsula/ point; current setbacks to the existing dwelling are 11.3 m (37 feet) (west) and 18.1 metres (59.4 feet) (south), respectively. The new cottage is proposing to be setback 12.4 metres (40.7 feet) (west) and 14.5 metres (47.6 feet) (south) from the high-water mark of Chandos Lake. Additionally, the new cottage is proposing to have a height of 8.54 metres (28 feet).

This proposal would require an amendment to Section 3.19, 3.18 b) i) and 3.18 b) iii) which states that the replacement or enlargement of dwelling into or further into the water setback, and towards the waterbody, than that which already exists shall not be permitted and that increases in height, for existing non-complying dwellings located 9-15 metres (30-50 feet) from the high-water mark, shall not exceed 1.2 metres (4 feet).

SITE SKETCH SHOWING LOCATION OF PROPOSED STRUCTURES AT
74 LAKEVIEW CRESCENT
 TOWNSHIP OF NORTH KAWARTHA

SCALE 1 : 750



CONCESSION

LOT 23

LAKEVIEW CRESCENT

NOTES

CAUTION - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN WAS DERIVED FROM A PLAN OF SURVEY BY ELLIOTT AND PARR LTD, DATED JULY 8, 2020.

THIS PROPERTY IS LOCATED IN THE GEOGRAPHIC TOWNSHIP OF CHANDOS.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESCRIPTION	AREA Sq.m.
Total Lot	23440±
Stone Cottage & Deck	95.7
Frame Building	91.3
Boathouse	33.8
Shed #1	8.1
Shed #2	1.5
Dwelling	145.7
Sunroom	19.5
Covered Deck	49.6



Elliott and Parr
 (PETERBOROUGH) LTD.

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DATE: FEB 18, 2022
 REVISION: OCT 16, 2023
 BR/ES
 Ref. No. 20-19-087-01

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 PLOTTED 10/16/2023