

City of Kawartha Lakes Rural Zoning By-law Review

Public Open Houses
March 2022



Outline

1. Housekeeping
2. What is a Zoning By-law?
3. Project Purpose and Background
4. Project Timeline and Schedule
5. Introduction of Draft Rural Zoning By-law
6. Discussion Regarding Draft Rural Zoning By-law
7. Next Steps

Who is Listening Today?



City Project Leads

- **Richard Holy**
Director, Development Services
- **Jonathan Derworiz**
Planner II



Project Consulting Team

- **Matt Rodrigues**
Project Manager
- **William Turman**
Planner

Housekeeping Items



Your microphone will be muted until the Q & A period.



If you are experiencing connection issues, we recommend turning off your camera.



Please “raise your hand” if you would like to speak.



Type your question or comment in the chat box.

● Please note this meeting is being recorded.

Welcome to the Open House!

Why are we here today?

The purpose of this Virtual Public Open House is to:

- Provide an update on the Rural Zoning By-law Review project.
- Introduce the Draft Rural Zoning By-law.
- Seek your input and comments on the Draft Rural Zoning By-law.

Project Purpose

The purpose of the Rural Zoning By-law Review is to:

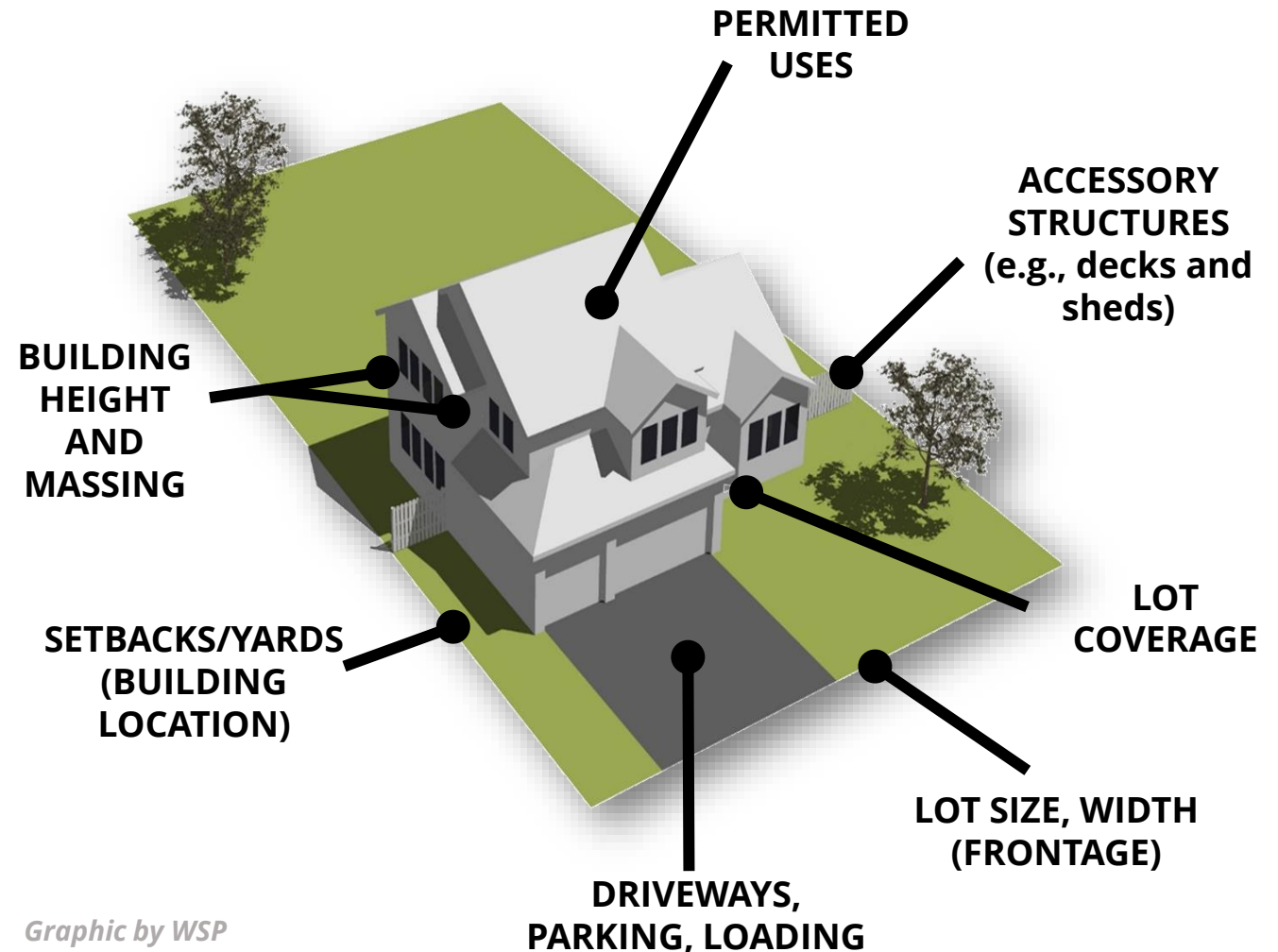
- Consolidate and modernize the 13 existing rural zoning by-laws;
- Implement the policies of the City's Official Plan; and,
- Address key zoning issues.

What is Zoning?

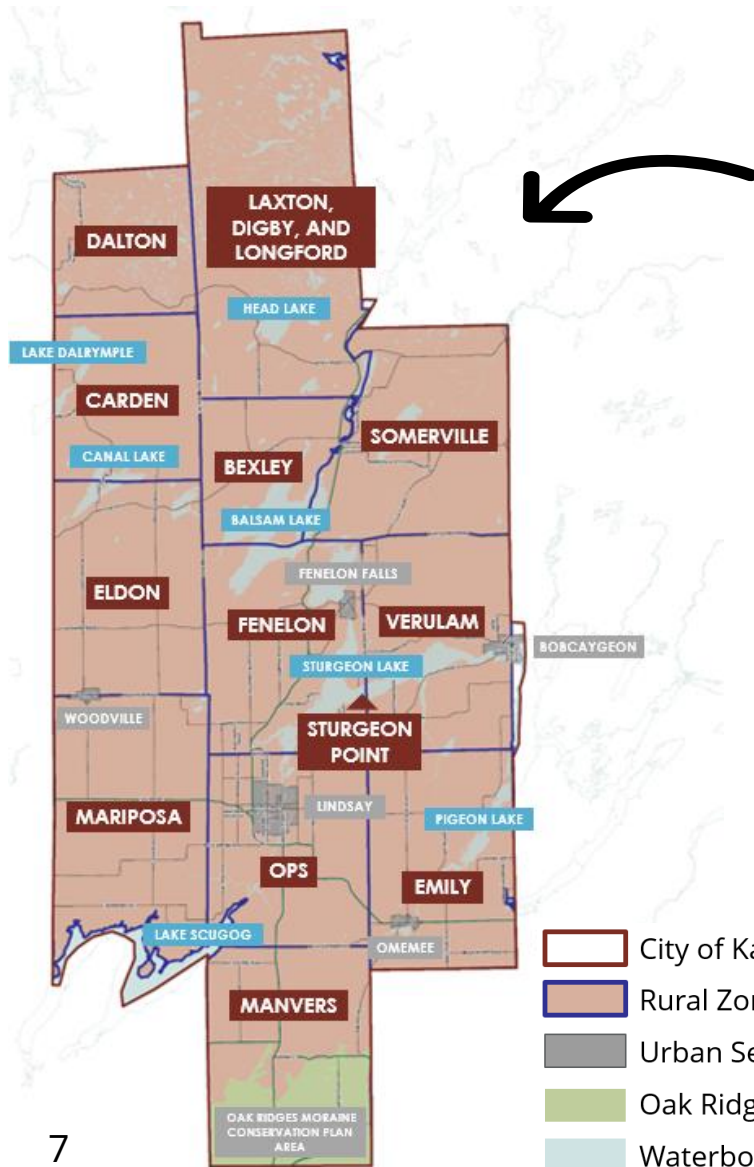
A **zoning by-law** establishes provisions for the use of land.

Zoning can tell you:

- How land may be used;
- The types of buildings and structures that are permitted and where they can be located;
- The minimum setbacks;
- Parking requirements;
- Building heights;
- And more!



What is the Rural Area?



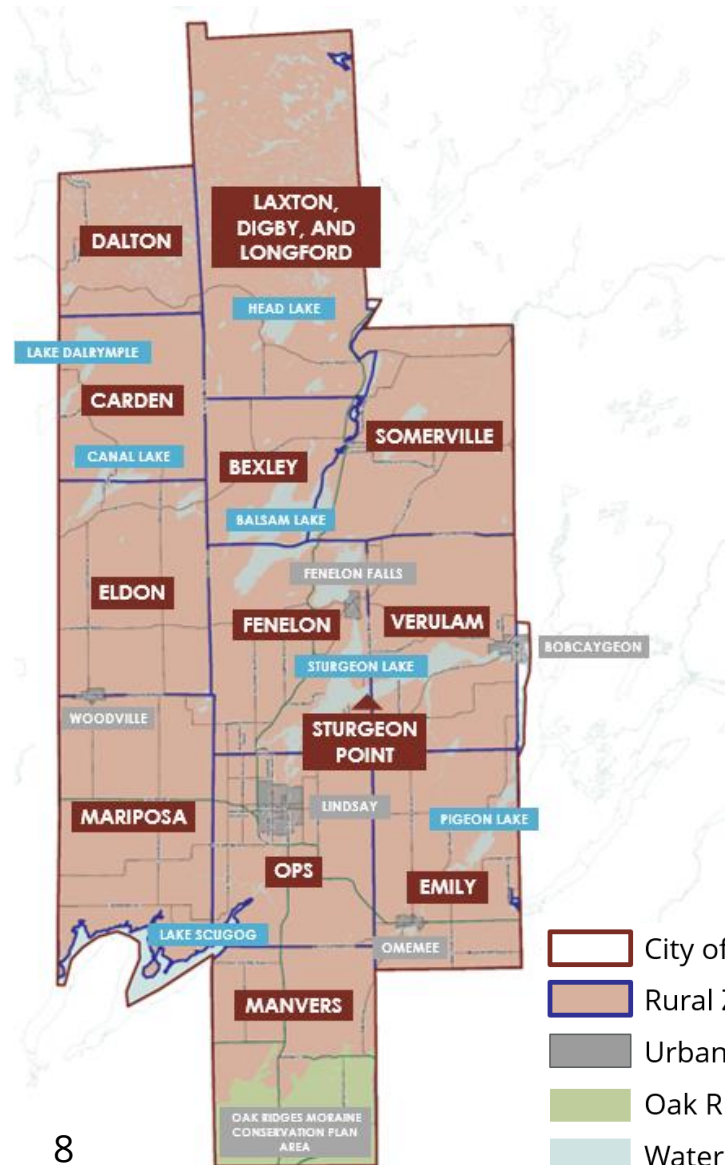
The rural area...

- Excludes the **Urban Settlement Areas** of Lindsay, Bobcaygeon, Fenelon Falls, Omeme, and Woodville
- Excludes the **Oak Ridges Moraine Conservation Plan Area**

- > Township of Bexley (93-09)
- > Township of Carden (79-2)
- > Township of Dalton (10-77)
- > Township of Eldon (94-14)
- > Township of Emily (1996-30)
- > Township of Fenelon (12-95)
- > United Township of Laxton, Digby, and Longford (32-83)
- > Township of Manvers (87-06)
- > Township of Mariposa (94-07)
- > Township of Ops (93-30)
- > Township of Somerville (78-45)
- > Village of Sturgeon Point (339)
- > Township of Verulam (6-87)

Zoning for the Urban Settlement Areas and the Oak Ridges Moraine Plan Area will be reviewed in a future phase of the Zoning By-law Review.

Zoning in Kawartha Lakes Today



- City of Kawartha Lakes' Boundary
- Rural Zoning By-law Boundaries
- Urban Settlement Area Zoning By-law Boundaries
- Oak Ridges Moraine Zoning By-law
- Waterbodies

13 RURAL ZONING BY-LAWS

- > Township of Bexley (93-09)
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193 ZONES

- 65 distinct residential zones
- 42 distinct industrial zones
- 35 distinct commercial zones
- 19 distinct agricultural zones
- 12 distinct community facility zones
- 8 distinct environmental protection zones
- 6 distinct open space zones
- 6 other zones (including aggregate and institutional uses)

968 SITE-SPECIFIC EXCEPTIONS

Landowners can apply for site-specific exceptions to the regulations of the zoning by-law to permit a development. There have been 968 individual amendments to the existing zoning by-laws which will need to be reviewed through this process.

Project Status Update



Our Commitment to Engagement

The City is committed to offering diverse ways to participate in this project under the public health guidance for COVID-19 and will ensure engagement opportunities reflect the diverse needs of the community.

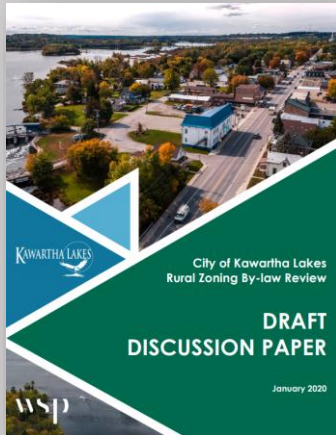
What We Have Completed

- September 2019 – Public Open Houses
- Meetings with the Rural Zoning By-law Review Task Force and Technical Advisory Committee
- Project Website
- Workshops with Key Stakeholders regarding waterfront and agricultural zoning options
- April 2021 – Public Open House

What Is Coming Up

- March 2022 – Series of 3 Public Open Houses to introduce the Draft Rural Zoning By-law **(We Are Here)**
- Meetings with the Rural Zoning By-law Review Task Force & Technical Advisory Committee
- Statutory Public Meeting & Open House

Work Completed To-Date



Discussion Paper

- Summarizes key policy and legislation
- Outlines potential issues and preliminary options
- Establishes principles for writing the Rural Zoning By-law



Public Open Houses

- Four public open houses were held in Fall 2019 to introduce the project
- 80+ Attendees
- Presented the Discussion Paper
- Received input and feedback to inform the Draft Zoning By-law



Issues & Methodology Report

- Provides a methodology for consolidating the existing zoning by-laws
- Provides options to address key issues
- Presents a template for the Rural Zoning By-law

Implementing the Official Plan

Kawartha Lakes Official Plan

Sets a vision, goals, and general development permissions across the City.

The Official Plan is newer than the zoning by-laws.

Land Use Designations

Broad land use permissions.

(e.g., permitted uses in Prime Agricultural areas)

General objectives and guidance for built form.

(e.g., shoreline naturalization objectives)

Policies and land use designations usually provide flexibility or criteria – the Official Plan is generally not intended to be amended.

Rural Zoning By-law

Will implement the Official Plan by translating the high-level policy into detailed regulation.

Must conform to the Official Plan.

Zones

Specific zones and detailed land uses.

(e.g., specific types of farm uses)

Detailed height, setbacks, lot size, lot coverage, etc.

(e.g., requiring a minimum water setback)

Zoning does not provide flexibility, but can be amended or varied to address unique circumstances.

Incorporating City Initiatives

The City has undertaken several recent studies that have been considered and integrated into the Rural Zoning By-law.

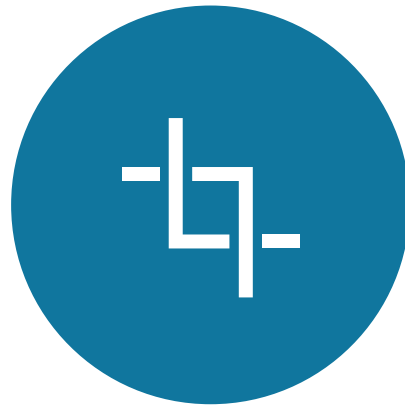
- **Source Water Protection** Official Plan Policies & Zoning Regulations
- **Additional Residential Units** Official Plan Policies & Zoning Regulations
- **Cannabis Cultivation & Production** Zoning Regulations

First Draft Zoning By-law

General Approach to the First Draft Zoning By-law



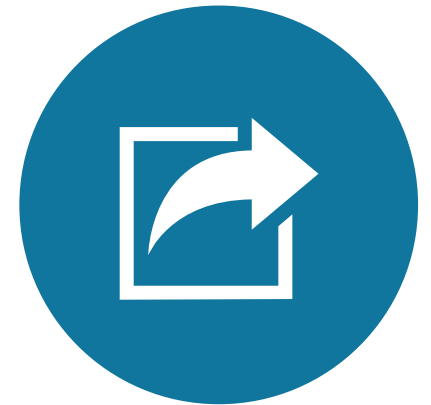
**Implementing
the City's
Official Plan**



**Consolidating
the 13 Rural
Zoning By-laws**



**Based on input
from the City,
stakeholders,
and the public**



**Builds on the
recommendations
of the Issues &
Methodology
Report**

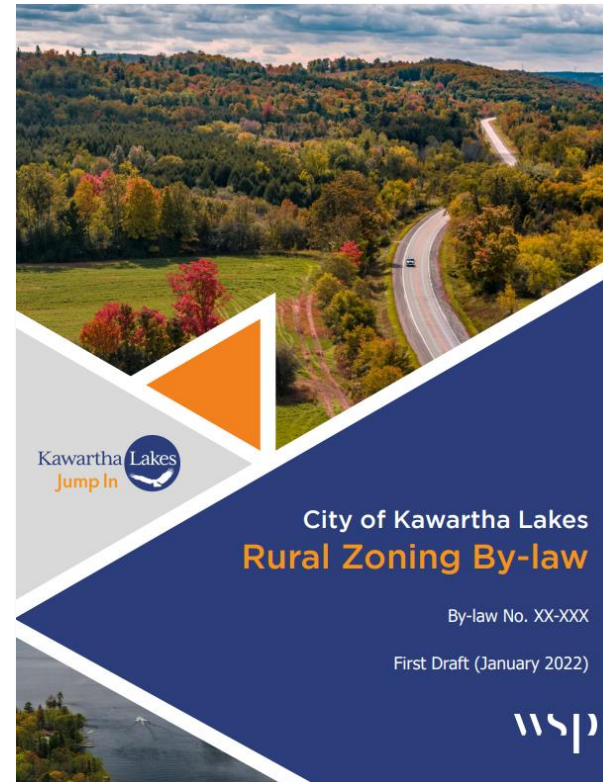
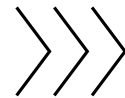
A Harmonized By-law

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1 By-law document

37 Zones

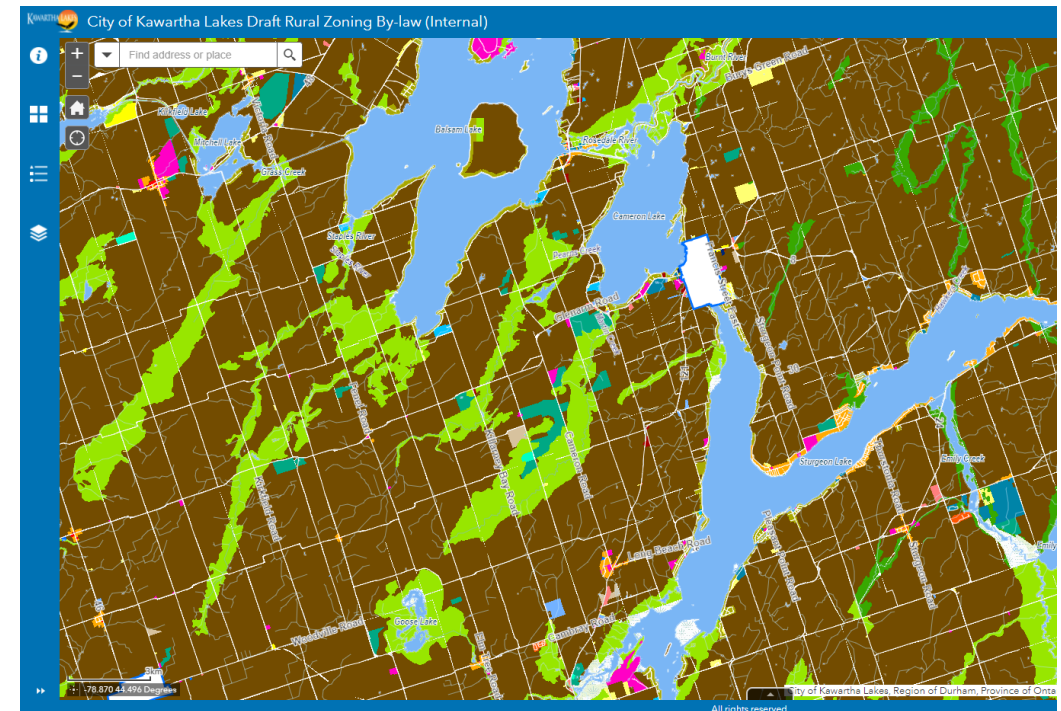
First Draft Zoning By-law

- | | | | |
|---|------------------------------------|----|---|
| 1 | Administration & Interpretation | 7 | Agricultural Zones |
| 2 | Establishment of Zones & Schedules | 8 | Commercial Zones |
| 3 | Definitions | 9 | Industrial Zones |
| 4 | General Provisions | 10 | Environmental Protection & Open Space Zones |
| 5 | Parking & Loading Facilities | 11 | Community Use Zone |
| 6 | Residential Zones | 12 | Exception Zones |
| | | 13 | Enactment |

First Draft Zoning By-law

An **interactive map** and set of **PDF maps** have been created to accompany the Draft Zoning By-law, showing which zoning regulations apply to a property.

- Zone Mapping
- Wellhead Protection Area
- Conservation Authority Regulated Area



Administration & Interpretation



Parts 1 and 2 of the Draft Rural Zoning By-law...



**Establish where the
Zoning By-law applies
in Kawartha Lakes**



**Outline how the Zoning
By-law is to be read
and interpreted**



**Include transition
provisions between the
existing and new
Zoning By-law**

Definitions



Part 3 of the Draft Rural Zoning By-law...



Introduces many new defined terms and aligns technical terms throughout the rural area



All permitted uses are defined to make the Zoning By-law easier to use & read

On-Farm Diversified Use

Defined terms support interpretation and are underlined to identify when a term is defined

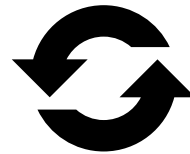
General Provisions



Part 4 of the Draft Rural Zoning By-law...



**General provisions
have been
consolidated across
the existing By-laws**



**Updated and
modernized general
provisions**



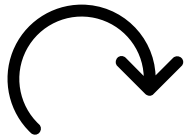
Many new provisions such as:

Additional Residential Units
On-farm Diversified Uses
Shoreline Naturalization
Seasonal Farm Help Dwellings

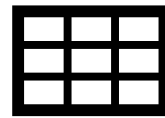
Parking & Loading



Part 5 of the Draft Rural Zoning By-law...



**Comprehensive review
and update of
minimum parking
standards**



**Parking standards are
organized by different
use categories**



**Introduces
requirements for
bicycle parking racks
for certain rural uses
to support a cycling-
friendly community**

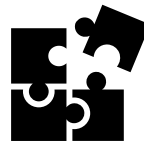
Residential Zones



Part 6 of the Draft Rural Zoning By-law...



**No longer structured
by seasonality (e.g.,
limited service
seasonal)**



**Harmonized lot and
building requirements
across the 65 existing
residential zones**



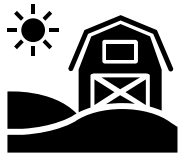
Four Residential Zone Categories

Hamlet Residential
Rural Residential
Mobile Home Park
Residential Transition

Agricultural Zones



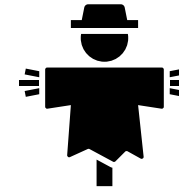
Part 7 of the Draft Rural Zoning By-law...



**Introduces new
Agriculture Related
(AR) and Agriculture
Consolidation (AC)
zones**



**Implements the City's
Official Plan policies
for agriculture-related
industrial and
commercial uses**



**Permits a broad range
of on-farm diversified
uses, subject to criteria**

Commercial Zones



Part 8 of the Draft Rural Zoning By-law...



**Introduces a new
Commercial Rural (CA)
zone to recognize
commercial uses
outside of the Hamlets**

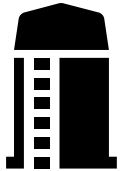


**Harmonized and
modernized permitted
uses**

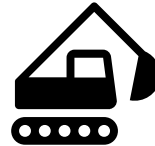
Industrial Zones



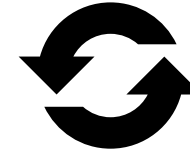
Part 9 of the Draft Rural Zoning By-law...



Introduces a new Industrial Rural (IA) zone to recognize industrial uses outside of the Hamlets



Recognizes existing aggregate operations to continue through the Industrial Extractive (IX) zone



Harmonized and modernized permitted uses

Environmental Protection & Open Space Zones



Part 10 of the Draft Rural Zoning By-law...



**Maintains current
Environmental
Protection (EP) zone
boundaries**



**Recognizes the unique
policies applicable
within the Longford
Reserve**

Community Facility Zone



Part 11 of the Draft Rural Zoning By-law...



**Harmonized and
modernized permitted
uses**



**Permits the use of
community gardens,
subject to criteria**

Exception Zones & Enactment



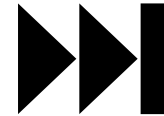
Parts 12 and 13 of the Draft Rural Zoning By-law...



**Site-specific exceptions
will be reviewed
through the
subsequent draft by-
law**



**All exception zones will
be contained within
Part 12**



**Part 13 gives effect to
the new Rural Zoning
By-law and will repeal
the former By-laws**

Waterfront Workshop Outcomes

Waterfront Areas

Introduces zoning regulations to support **shoreline naturalization**

The Rural Zoning By-law includes several different provisions that work together to implement shoreline protections.

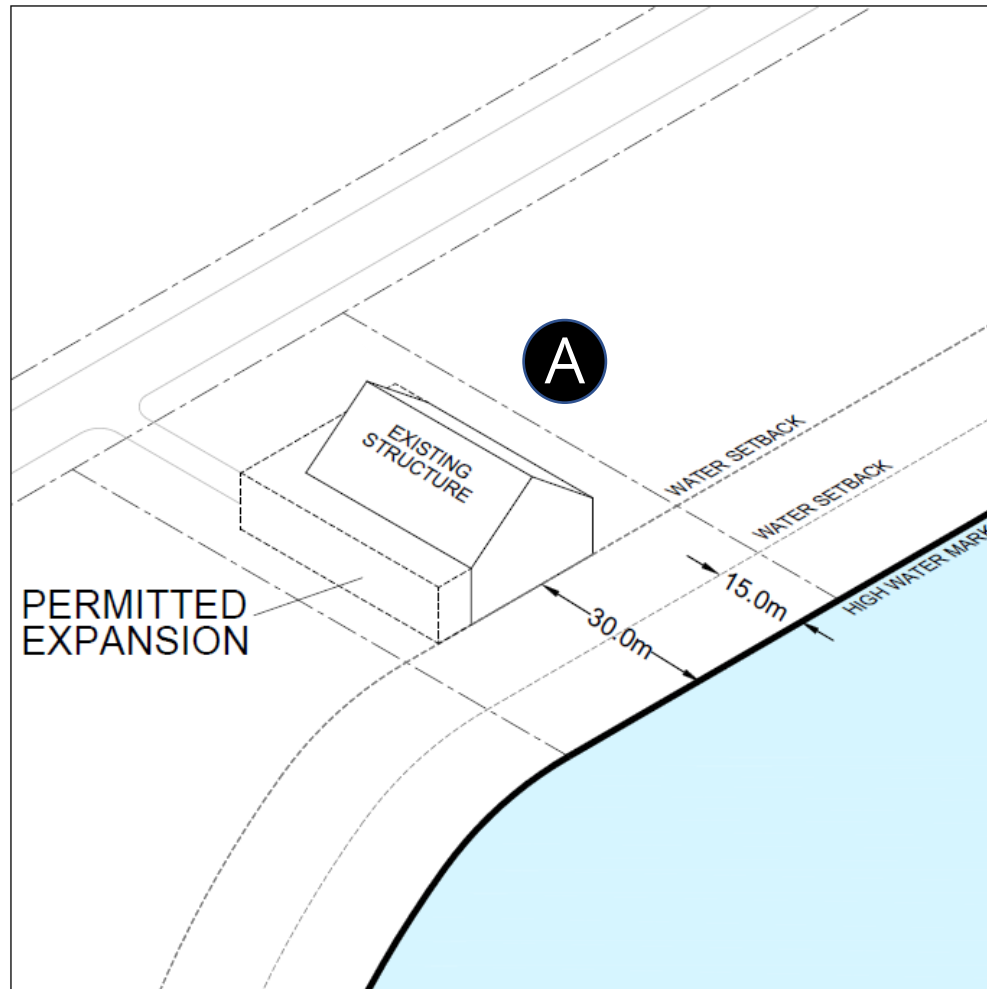
Introduces zoning regulations for an **established building line**

Regulates **shoreline structures**, such as docks and boathouses

Introduces criteria for expansion & redevelopment of **existing buildings and structures**

Implements the Official Plan's **minimum 30 metre setback** requirement

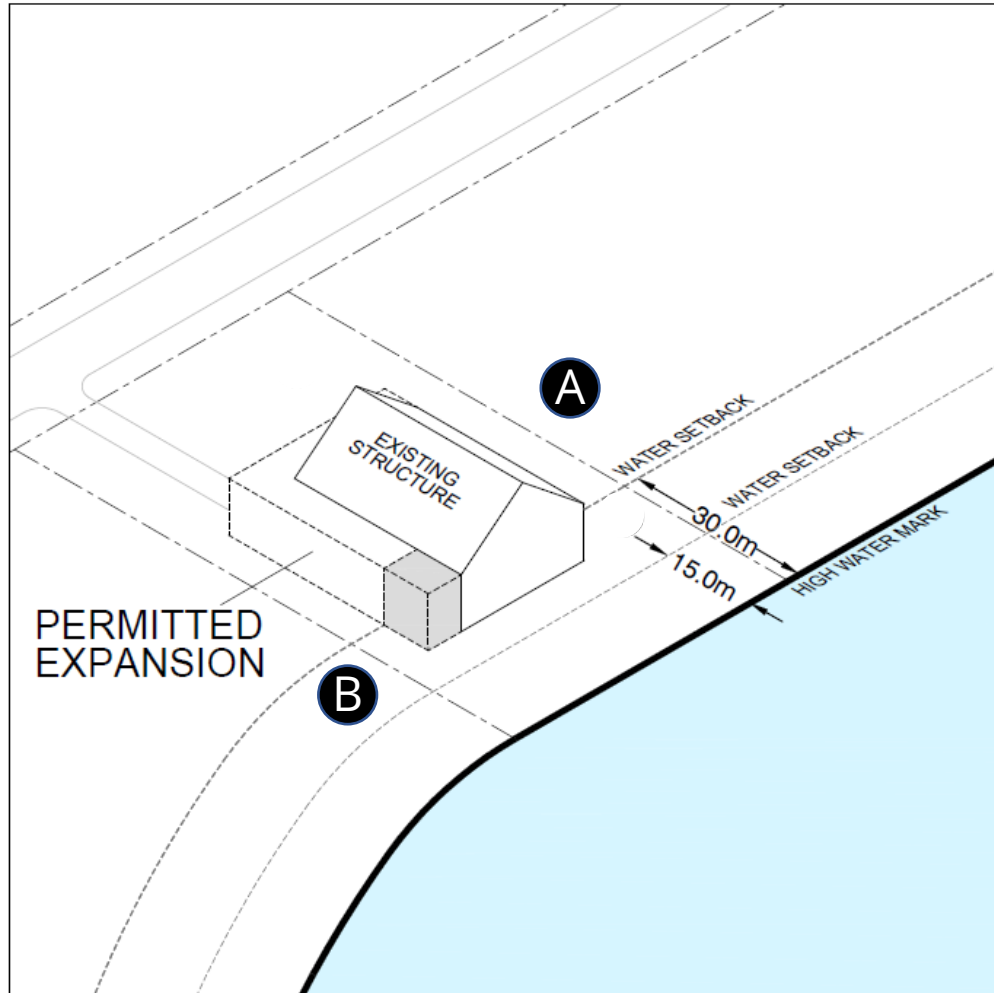
Waterfront Zoning



A

New development and expansion that complies with the minimum water setback (and all other requirements of this By-law), is permitted

Waterfront Zoning



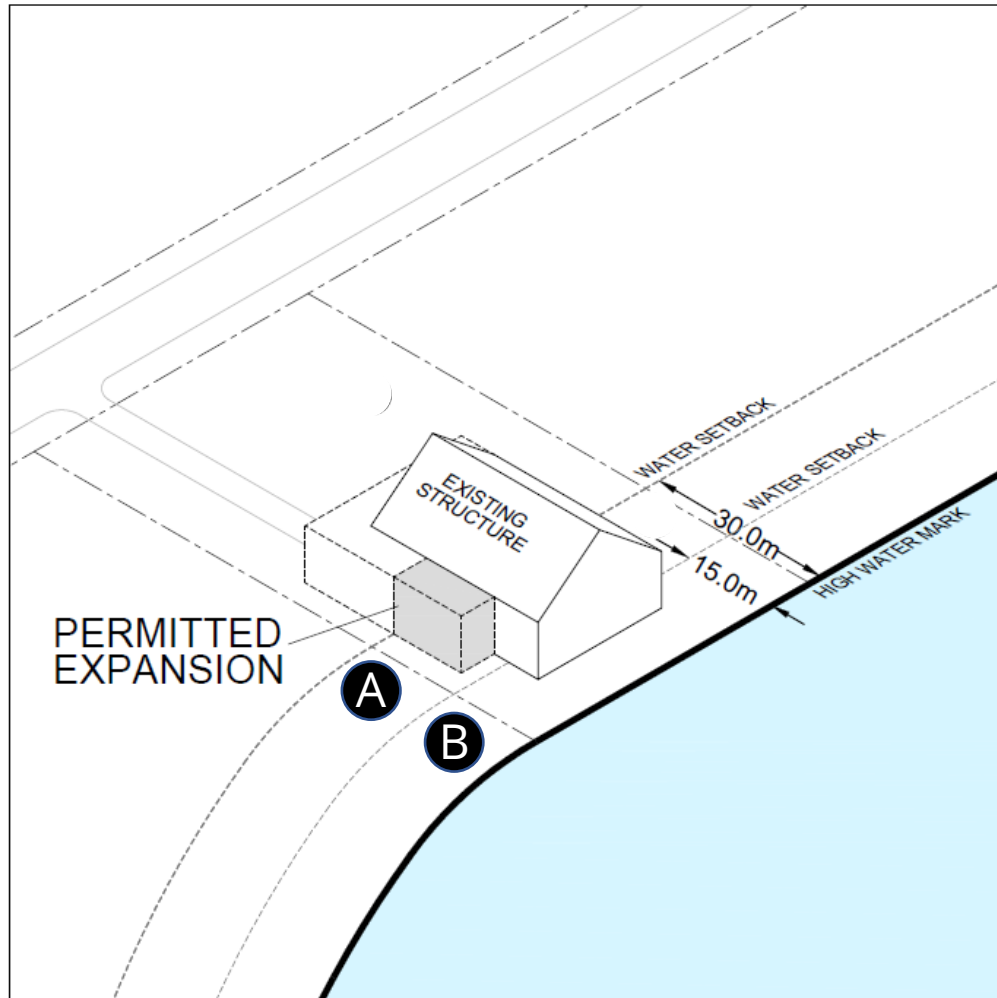
A

Existing structures are permitted to continue at the existing setback

B

Enlargement, extension, reconstruction, and structural alteration permitted, subject to criteria

Waterfront Zoning



A

Enlargement, extension, reconstruction, and structural alteration permitted, subject to criteria

B

Only replacement permitted. No increase in the gross floor area, width, encroachment, or height is permitted.

Agriculture Workshop Outcomes

Key Terminology

On-Farm Diversified Uses

Uses that are secondary to the main agricultural use on a property and are limited in area.

Example Uses

Home occupations; value-added uses such as wineries or cheese factory; home industries such as welding and woodworking; retail uses; and agri-tourism & recreation.

Intended Function

Intended to enable farm operators to diversify and supplement their income.

Agriculture-Related Uses

Uses that are directly related to farm operations, but not necessarily on a farm.

Example Uses

Farmer's market selling goods primarily grown in the area; processing of produce grown in the area; farm equipment repair shop; and seed or fertilizer supplier.

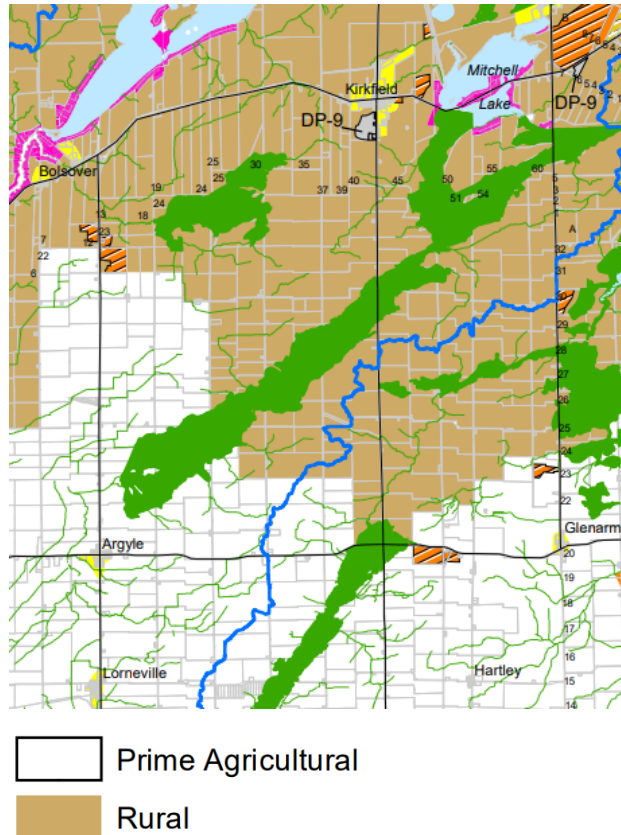
Intended Function

Intended to add vitality and economic viability of prime agricultural area by servicing farm operations in the area.

Provincial Policies & Guidelines

- The **Provincial Policy Statement (PPS)** permits additional land uses in Prime Agricultural areas, in addition to agriculture, to support a strong agricultural industry
- The Province's **Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas** provide further guidance to interpret the policies of the PPS
- The City's Official Plan is out of sync with Provincial policy and will need to be updated through a separate project

Kawartha Lakes Context



The City's Official Plan...

- Permits existing commercial or industrial uses in the Prime Agricultural designation to be zoned to recognize the existing use, subject to criteria.
- Permits agriculture-related commercial and industrial uses in the Rural designation.
- Permits a range of secondary on-farm diversified uses within the Prime Agricultural and Rural designations.

Agricultural Zoning Overview

- New and existing **on-farm diversified uses** are permitted within the Agricultural zones
- **Existing agriculture-related uses** have been recognized, and are permitted to continue
- **New agriculture-related uses** will require a site-specific zoning by-law amendment

Next Steps & Staying in Touch

Next Steps

- Second Draft Zoning By-law
 - Will consider all comments received on the First Draft Zoning By-law
 - Nearly 1000 site specific amendments to the various By-laws
 - Site specific amendments will be reviewed against the new By-law
- Second Draft Zoning By-law is targeted for release in **Spring 2022**
- Please send us your comments no later than **April 1, 2022**

How to Participate

Visit Us Online!



Visit jumpinkawarthalakes.ca to view project documents, mapping, and upcoming opportunities to get involved.



Provide your comments on the First Draft of the Rural Zoning By-law by April 1, 2022.



Register to receive project updates and to stay informed.

Or Contact

Jonathan Derworiz, MCIP, RPP

jderworiz@kawarthalakes.ca or (705) 324-9411 ext.1330

**Are there any questions
or comments?**



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