

City of Kawartha Lakes Rural Zoning By-law Review

Woodville Zoning By-law Consolidation
June 22, 2022



Agenda

1. Housekeeping
2. Purpose of the Public Open House
3. Project Overview
4. Woodville Zoning By-law Overview
5. Zoning Recommendations
6. Next Steps
7. Questions and Comments

Who is Listening Today?



City Project Leads

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



Project Consulting Team

- **Matt Rodrigues**
Project Manager
- **Nadia Dowhaniuk**
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.



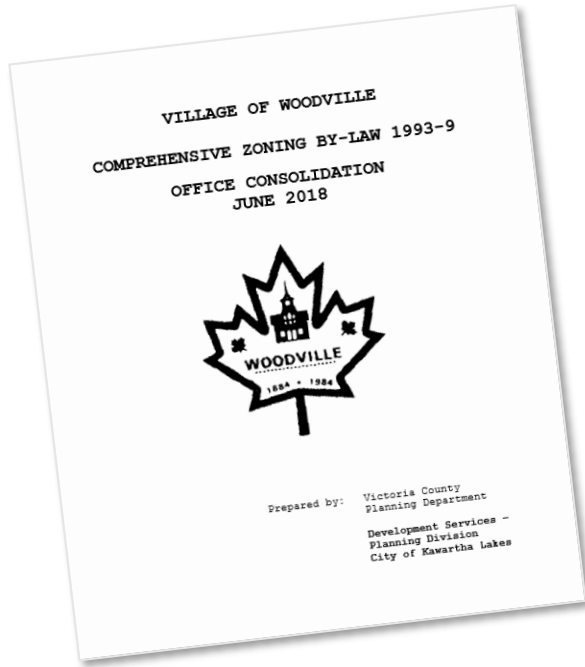
Please “raise your hand” if you would like to speak.



Type your question or comment in the chat box.

● **Please note this meeting is being recorded.**

Purpose of this Open House

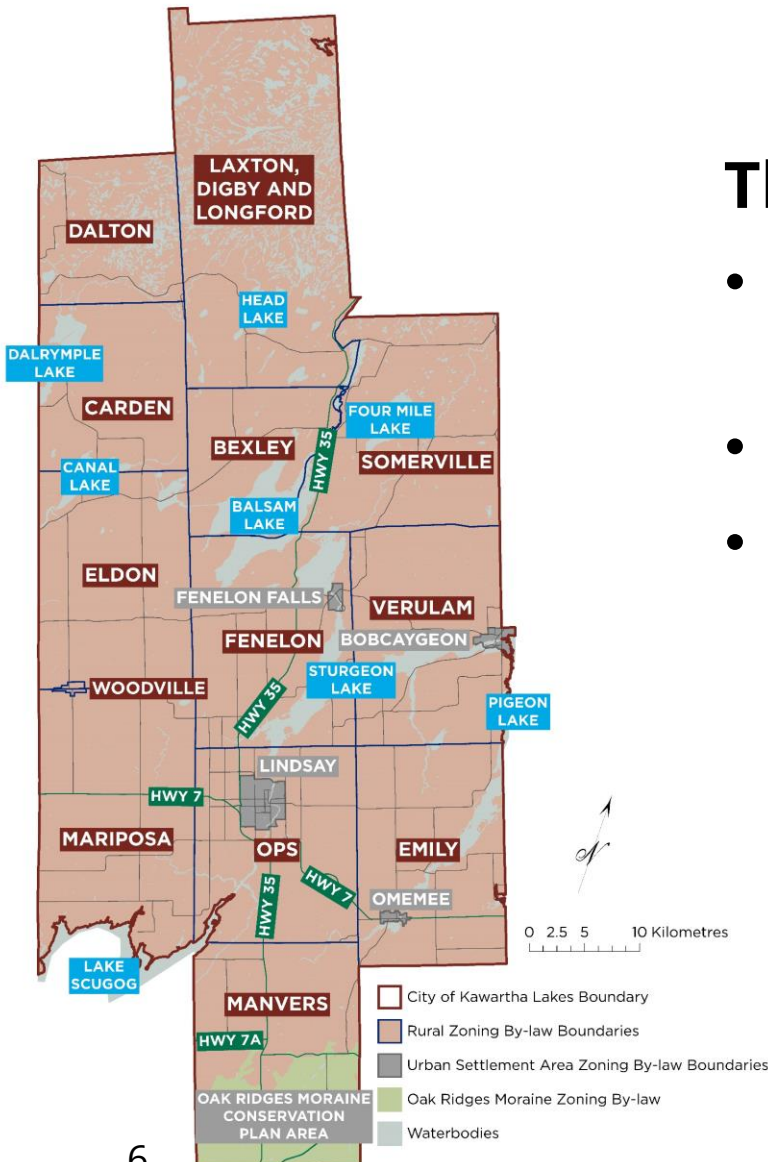


The purpose of this Open House is to introduce the Woodville community to the Rural Zoning By-law Review project.

- The Woodville Zoning By-law was not included in the Rural Zoning By-law Review Study Area when the project began in 2019.
- The Woodville Zoning By-law was first adopted in 1993.
- An Ontario Land Tribunal (OLT) settlement **re-designates Woodville** from an Urban Area to a Hamlet designation.

This presents an opportunity consolidate the Woodville Zoning By-law into the Rural Zoning By-law.

Rural Zoning By-law Review Purpose



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

- Consolidate and modernize the 14 existing rural zoning by-laws;
- Implement the policies of the City's Official Plan; and,
- Address key zoning issues.

14 RURAL ZONING BY-LAWS

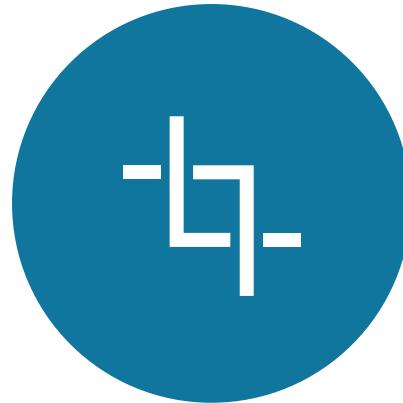
- | | |
|--|-----------------------------------|
| > Township of Bexley (93-09) | > Township of Manvers (87-06) |
| > Township of Carden (79-2) | > Township of Mariposa (94-07) |
| > Township of Dalton (10-77) | > Township of Ops (93-30) |
| > Township of Eldon (94-14) | > Township of Somerville (78-45) |
| > Township of Emily (1996-30) | > Village of Sturgeon Point (339) |
| > Township of Fenelon (12-95) | > Township of Verulam (6-87) |
| > United Township of Laxton, Digby, and Longford (32-83) | > Village of Woodville (1993-9) |

The Rural Zoning By-law Review **does not include** the Urban Settlement Areas of Bobcaygeon, Fenelon Falls, Lindsay, and Omemee, and **excludes** the Oak Ridges Moraine Conservation Plan Area.

Project Overview



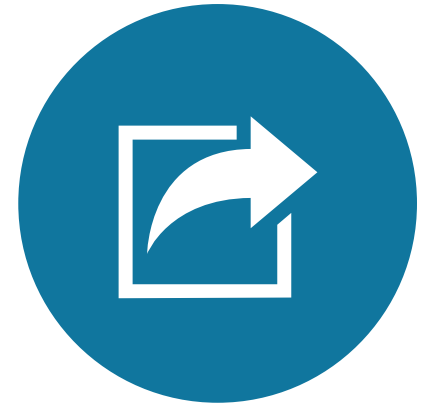
**Implements
the City's
Official Plan**



**Consolidates
the 14 Rural
Zoning By-laws
into a modern,
user-friendly
document**



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



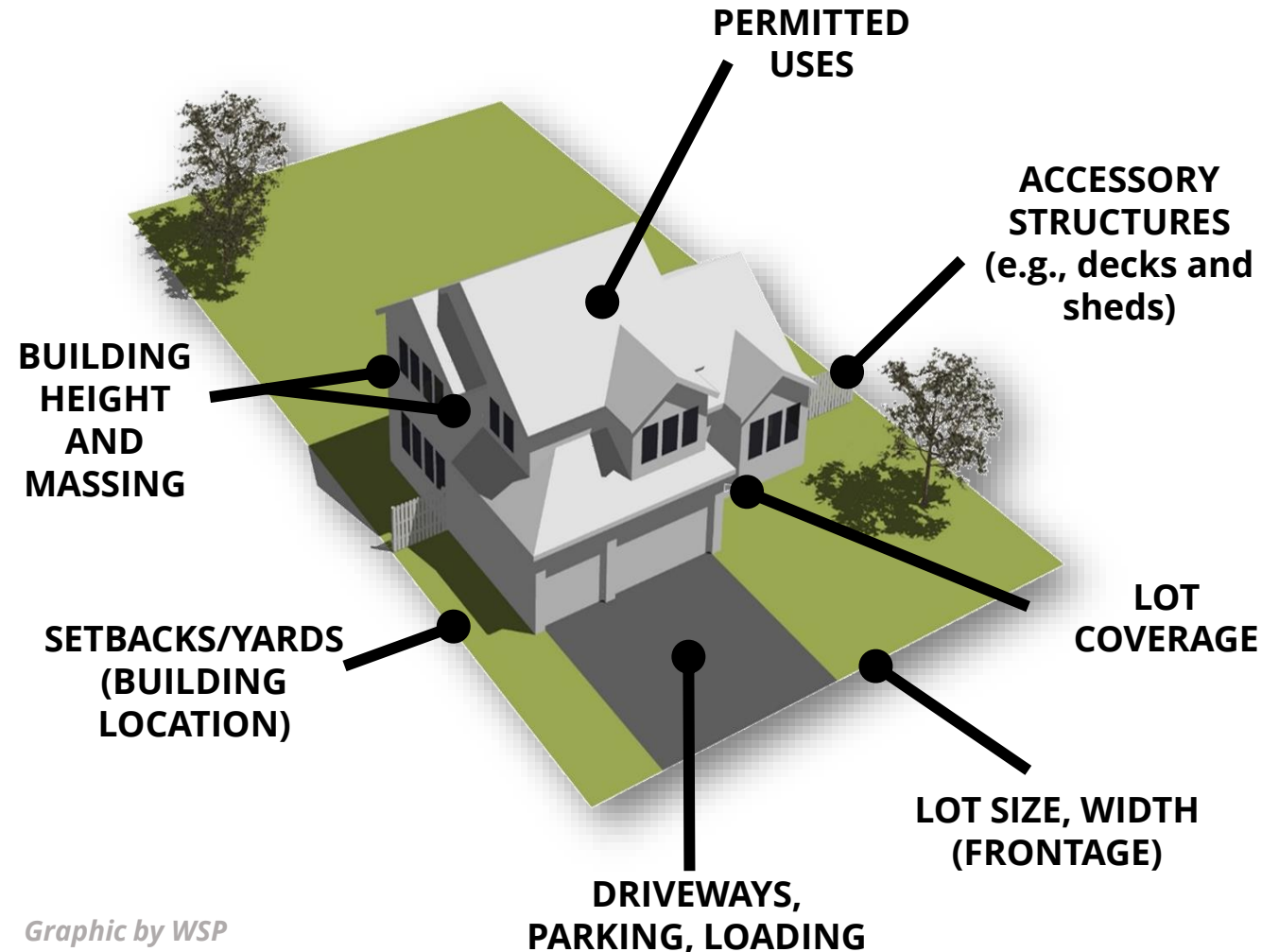
**Builds on the
recommendations
of the Issues &
Methodology
Report**

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!



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.

Project Timeline



WE ARE HERE

Major Project Milestones



2019 and 2020

A Discussion Paper and Issues and Methodology Report were prepared to set the foundation for the new By-law.

January 2022

The First Draft of the Rural Zoning By-law was released.

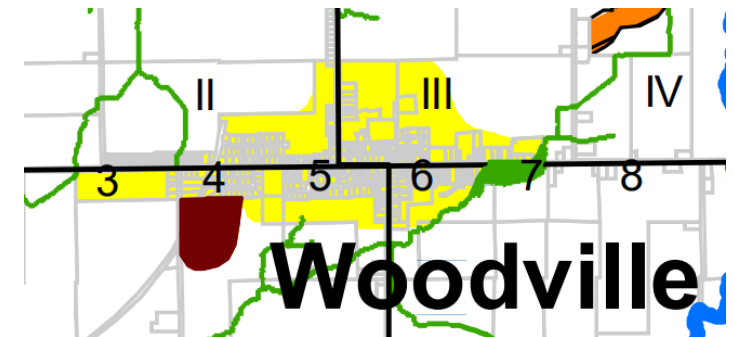
March 2022

Three Public Open Houses were held to receive public input and feedback.

Woodville Zoning By-law Overview

Woodville Policy Overview

- Woodville was previously designated as an **“Urban Settlement Area”** in the City of Kawartha Lakes Official Plan (2012).
- Woodville was previously subject to the Woodville Secondary Plan.
- Through settlement at the Ontario Land Tribunal (OLT), Woodville is now within the **Hamlet Settlement Area** designation.

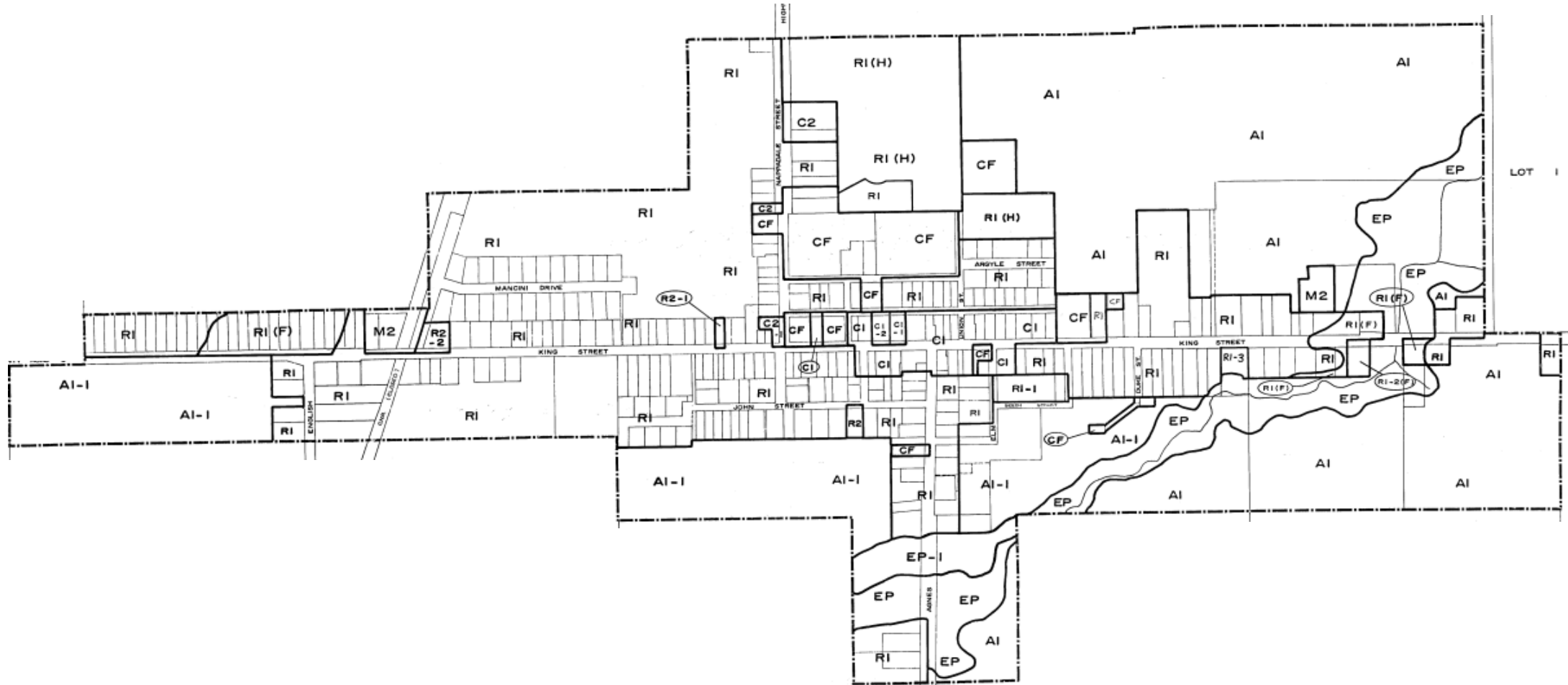


Hamlet Policies

The City's Official Plan sets out policies that apply to the Hamlet Settlement Area designation:

- Meet the **residential, social, and commercial needs of the rural area** with a range of permitted uses.
- Accommodate **small-scale residential development** and **non-residential development** within **existing settlement areas**.
- New industrial and commercial development are permitted, subject to criteria to ensure compatibility and adequate servicing.

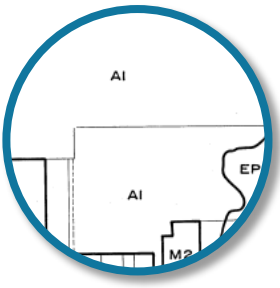
Woodville's Current Context



Woodville's Current Context



Zoning Recommendations



Rural General (A1)

	Current Zone	Proposed New Zone
	Rural General (A1)	Future Development (FD)
Permitted Uses	<ul style="list-style-type: none">• Agricultural use involving cropping only or existing livestock operation• Agricultural produce storage facility• Bed and Breakfast Establishment• Cemeteries• Farm Equipment Sales and Service, Feed Mill, Grain Drying and Storage• Home Occupation• Kennels• Single Detached Dwelling• Riding or Boarding Stable, Tack Shop• Wayside Pit	<p>A new Future Development (FD) will be introduced where agricultural zoning applies within Hamlets.</p> <p>The FD zone permits existing uses and is intended to be rezoned in the future to accommodate future uses or development within the Hamlets.</p> <ul style="list-style-type: none">• Existing Agricultural Uses• Existing Conservation Uses• Existing Single Detached Dwellings• Existing Bed & Breakfasts, Farm Produce Outlet, and Home Occupation



Residential Type One (R1)

	Current Zone	Proposed New Zone
	Residential Type One (R1)	→ Hamlet Residential One (HR1)
Permitted Uses	<ul style="list-style-type: none">• Single Detached Dwelling• Converted Dwelling• Duplex• Home Occupation• Park• School	<ul style="list-style-type: none">• New uses including:<ul style="list-style-type: none">• Additional Residential Dwelling Unit (including duplex units)• Boarding or Rooming House• Group Home• Bed and Breakfast• Community Garden• Home Industry• Home Occupation• Schools and parks would be considered within the appropriate Community Use (CU) zone



Residential Type Two (R2)

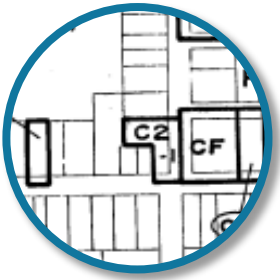
The R2 zone permits a wider range of housing types than contemplated by the Hamlet policies of the Official Plan.

- It is recommended that this zone be **removed**, and that the three properties subject to the R2 zone be **placed in the HR1 zone**.
- Existing uses on these lots would be allowed to continue as legal non-conforming uses.



General Commercial (C1)

	Current Zone	Proposed New Zone
	General Commercial (C1)	Commercial General (CG)
Permitted Uses	<ul style="list-style-type: none">• Veterinary Clinic• Banks, Financial Institutions• Bed and Breakfast Establishment• Business or Professional Offices• Commercial Schools• Clubs• Dry Cleaning and Laundry Depot• Funeral Parlor• Medical Clinic• Museum, Library• Recreational Establishment• Restaurant• Retail Stores• Upholstering and furniture repair• Dwelling units as part of a building containing a non-residential use	<ul style="list-style-type: none">• Several uses permitted in the General Commercial (C1) zone in addition to several other new uses including:<ul style="list-style-type: none">• Artisan Studio• Assembly Hall• Community Garden• Funeral Services• Micro-Brewery• Motor Vehicle Service Station• Parking Lot• Service or Repair Shop• Accessory Uses (e.g., Outdoor Patio, Outside storage)



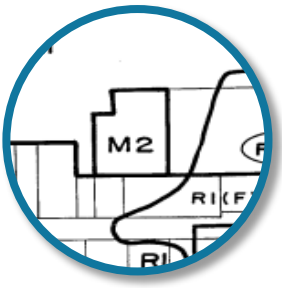
Highway Commercial (C2)

	Current Zone	Proposed New Zone
	Highway Commercial (C2)	Commercial Highway (CH)
Permitted Uses	<ul style="list-style-type: none">• Animal Hospital or Veterinary Clinic• Bed and Breakfast Establishment• Hotels, Motels, or Motor Hotels• Motor vehicle sales establishment, motor vehicle service station, motor vehicle fuel bar• Recreational establishment• Restaurant• Drive-in Restaurant• Tourist Information Centre• Retail sales establishment within a wholly enclosed building• Retail sales establishment, with accessory outside storage and display• One dwelling unit as part of a building with another permitted use	<ul style="list-style-type: none">• All uses permitted in the Highway Commercial (C2) zone in addition to several other new uses including:<ul style="list-style-type: none">• Auction Establishment• Commercial Greenhouse• Custom Workshop• Public Park• Tourist Resort• Specified Accessory Uses (e.g., Office)

Restricted Industrial (M1)

	Current Zone	Proposed New Zone
	Restricted Industrial (M1)	Industrial Restricted (IR)
Permitted Uses	<ul style="list-style-type: none"> • Light Industry • Dry-Light Industry • Sales or service of motor vehicles, motor vehicle parts or motor vehicle accessories • Custom Workshop • Public Garage • Motor Vehicle Body Shop • Contractor's Yard • Laundry or Dry-Cleaning Establishment • Business or Professional Office accessory to a permitted use 	<ul style="list-style-type: none"> • All uses permitted in Restricted Industrial (M1) zone in addition to some other new uses including: <ul style="list-style-type: none"> • Printing or Publishing Establishment • Warehouse

There are no lands currently zoned M1 in Woodville. Future planning applications may apply the new Industrial Restricted (IR) zone.



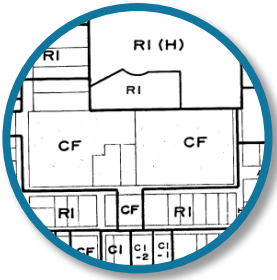
General Industrial (M2)

	Current Zone	Proposed New Zone
	General Industrial (M2)	Industrial General (IG)
Permitted Uses	<ul style="list-style-type: none"> • All uses permitted in the Restricted Industrial (M1) zone • Building supply and equipment depots and sales • Bulk fuel storage • Dry-land Marina • Factory outlet • Farm implement sales and service, feed mills and associated sales • Agricultural produce storage facilities, seed cleaning • Medium Industry • Truck, Transport or Bus Terminals • Outside storage accessory to a permitted use 	<ul style="list-style-type: none"> • All uses permitted in the General Industrial (M2) zone in addition to several other new uses including: <ul style="list-style-type: none"> • Animal Hospital • Concrete and Asphalt Plant • Correctional Facility • Farmer's Market • Manufacturing and Processing Facility • Printing or Publishing Establishment • Recycling Depot • Recreational Vehicle Storage • Transportation Terminal • Specified Accessory Uses (e.g., Accessory Office, Outside Storage)



Environmental Protection (EP)

	Current Zone		Proposed New Zone
	Environmental Protection (EP)	→	Environmental Protection (EP)
Permitted Uses	<ul style="list-style-type: none">• Conservation Uses• Birds or Wildlife Sanctuaries• Flood and Erosion Control Works		<ul style="list-style-type: none">• All uses permitted in the Environmental Protection (EP) zone in addition to the following new uses:<ul style="list-style-type: none">• Agriculture• Forestry• Public Park• Dock• No buildings or structures are permitted



Community Facility (CF)

	Current Zone	Proposed New Zone
	Community Facility (CF)	Community Use (CU)
Permitted Uses	<ul style="list-style-type: none"> • Public Parks • Private Parks • Cemeteries • Municipal Buildings, Structures, Community Centres, Arenas, Libraries, Museums, Curling Rinks • Hospitals, Health or Medical Centres • Places of Worship • Elementary Schools • Secondary Schools • Day Nurseries • Charitable and Private Clubs • Public use exclusive of outside storage 	<ul style="list-style-type: none"> • All uses permitted in the Community Facility (CF) zone in addition to some other new uses including: <ul style="list-style-type: none"> • Farmer's Market • Conservation Use • Club • Parking Lot • Post Office • Emergency Service

Next Steps & Staying in Touch

Next Steps

- Finalize the Second Draft Zoning By-law
 - Consider all comments received on the First Draft Zoning By-law and today's Open House.
 - Site specific amendments will be reviewed against the new By-law.
- Second Draft Zoning By-law is targeted for release in **Summer 2022**
- Please send us your comments on the Woodville recommendations no later than **July 6, 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 and Woodville recommendations by July 6, 2022.



Register to receive project updates and to stay informed. Future public engagement will be held on the Second Draft Rural Zoning By-law.

Or Contact

Jonathan Derworiz, MCIP, RPP

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

Discussion

Questions & Comments



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.**

Thank you for joining us this evening!

A recording of this Virtual Public Open House will be uploaded to [Jump In Kawartha Lakes](#) for future viewing.