

City of Kawartha Lakes Rural Zoning By-law Review

Public Open House
April 2023



Outline

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

Who is Listening Today?



City Project Lead

- **Richard Holy**
Director, Development Services



Project Consulting Team

- **Bobby Gauthier**
Project Manager
- **Jonathan Derworiz**
Project Coordinator / Senior Planner
- **Matt Rodrigues**
Senior 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 Second Draft Rural Zoning By-law.
- Seek your input and comments on the Second Draft Rural Zoning By-law.

Project Purpose

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

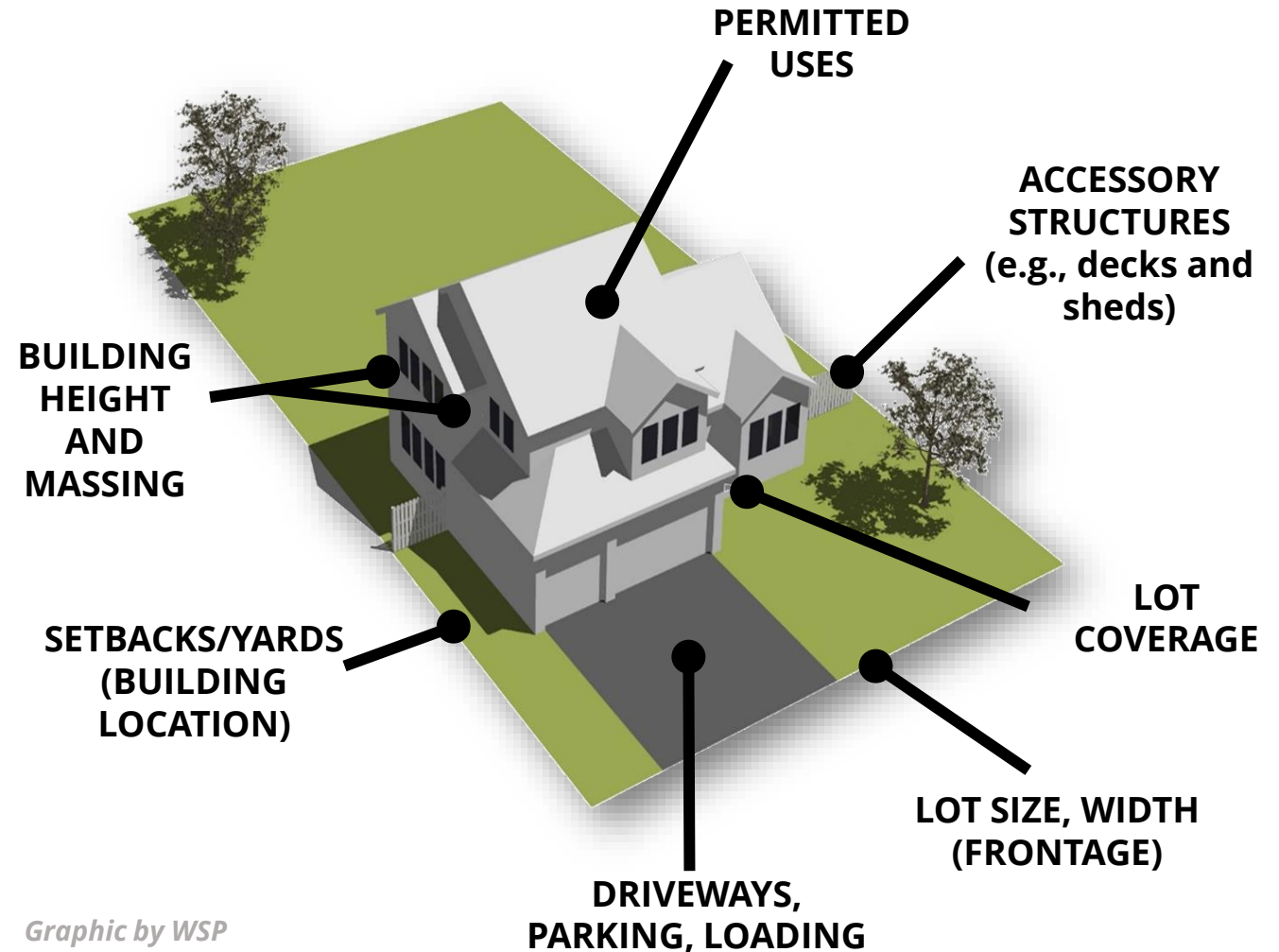
- Consolidate and modernize the 14 existing rural zoning by-laws;
- Implement the policies of the City's Official Plan; and,
- Address key zoning issues.

What is Zoning?

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

Zoning can tell you:

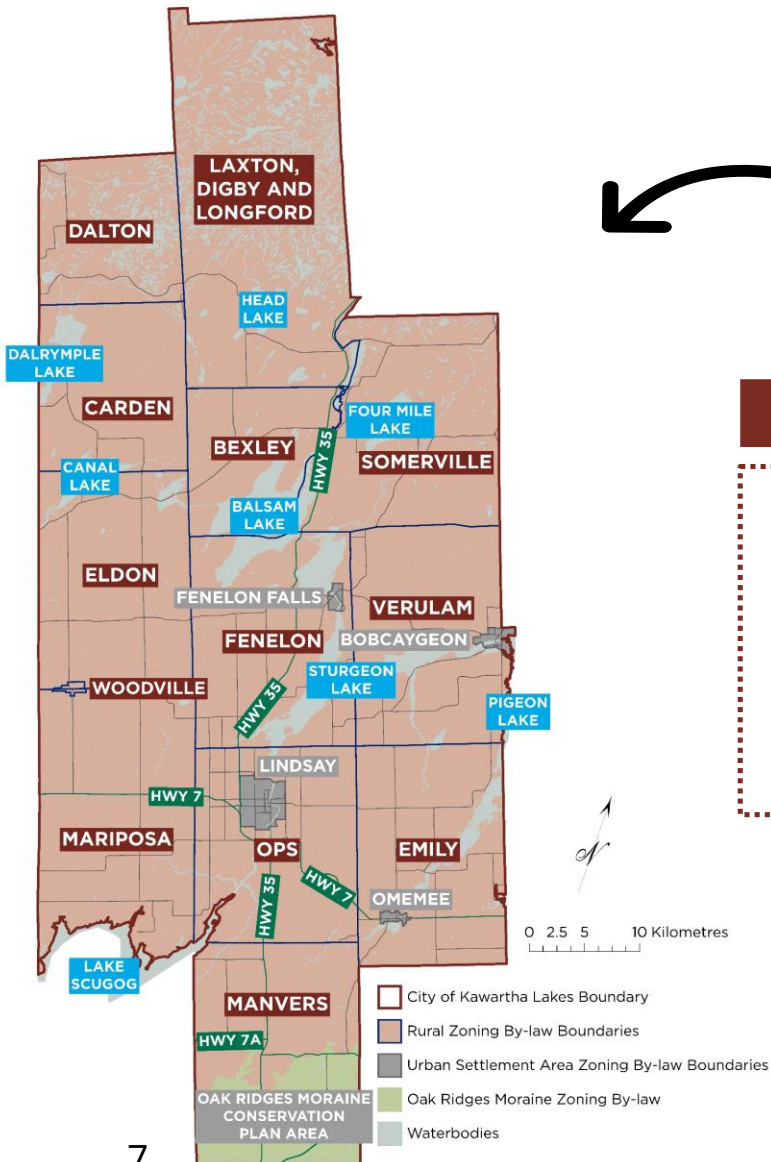
- How land may be used;
- The types of buildings and structures that are permitted and where they can be located;
- The minimum setbacks;
- Parking requirements;
- Building heights;
- And more!



What is the Rural Area?

The rural area...

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

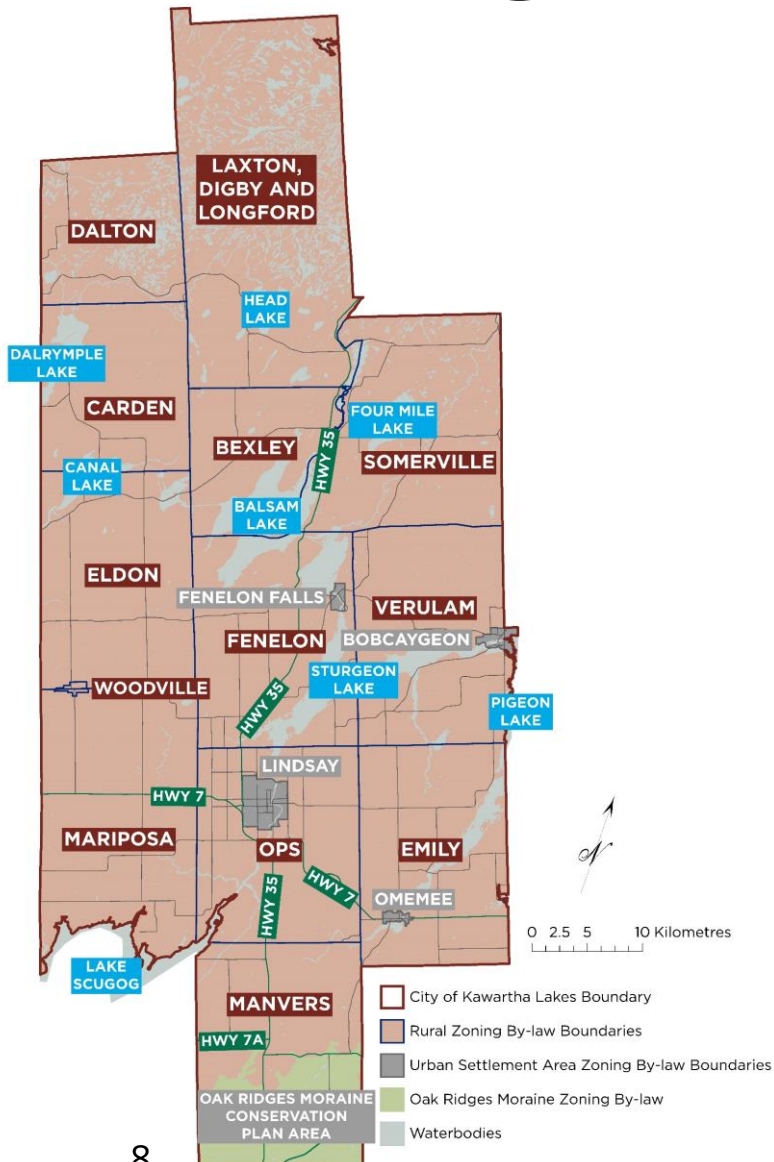


14 RURAL ZONING BY-LAWS

- > 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)
- > Village of Woodville (1993-9)

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



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202 ZONES

- 67** distinct residential zones
- 44** distinct industrial zones
- 37** distinct commercial zones
- 20** distinct agricultural zones
- 13** distinct community facility zones
- 9** distinct environmental protection zones
- 6** distinct open space zones
- 6** other zones (including aggregate and institutional uses)

1200+ 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 over 1200 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 has offered diverse ways to participate in this project 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
- March 2022 – Series of 3 Public Open Houses to introduce the Draft Rural Zoning By-law
- June 2022 – Public Open House to seek input on Woodville Zoning By-law Consolidation

What Is Coming Up

- Public Open House
WE ARE HERE
- Meetings with the Rural Zoning By-law Review Task Force & Technical Advisory Committee
- Statutory Public Meeting



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 2023

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

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.

1

2

3

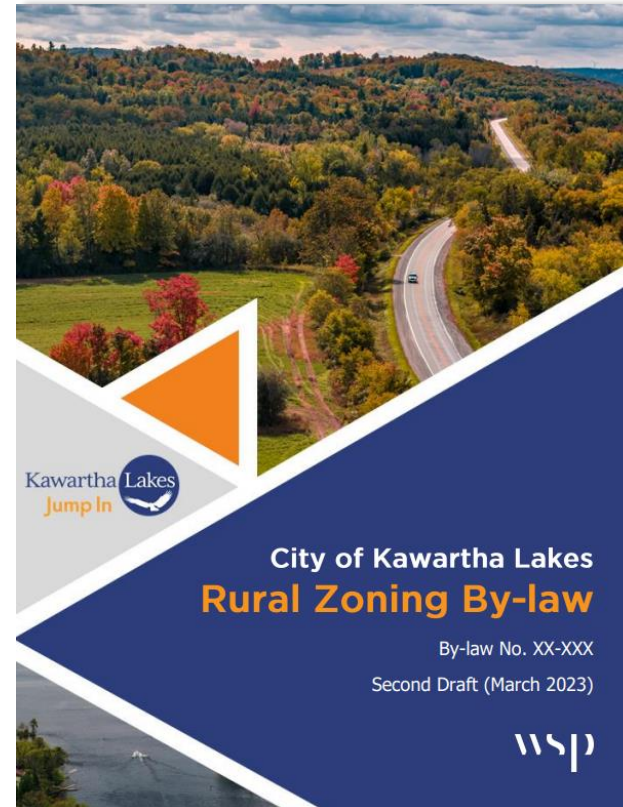
A Harmonized By-law

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1 By-law document

34 Zones

Second Draft Zoning By-law

1	Administration & Interpretation	7	Agricultural Zones	13	Exception Zones NEW
2	Establishment of Zones & Schedules	8	Commercial Zones	14	Enactment
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	Future Development Zone NEW		

Zone Mapping Overview

A series of **maps** and **schedules** accompany the Second Draft Rural Zoning By-law, showing which zoning regulations apply to your property.

Schedule A shows the zones established in Section 2.

Schedule B identifies areas where further regulations apply to protect water resources.

Schedule C relates to flood protections for lands along the Burnt River.

- **Schedule A:** Zone Mapping
- **Schedule B:** Wellhead Protection Areas
- **NEW Schedule C :** Burnt River Floodplain Elevation Cross Sections

Second Draft Zoning By-law

What are the major changes?

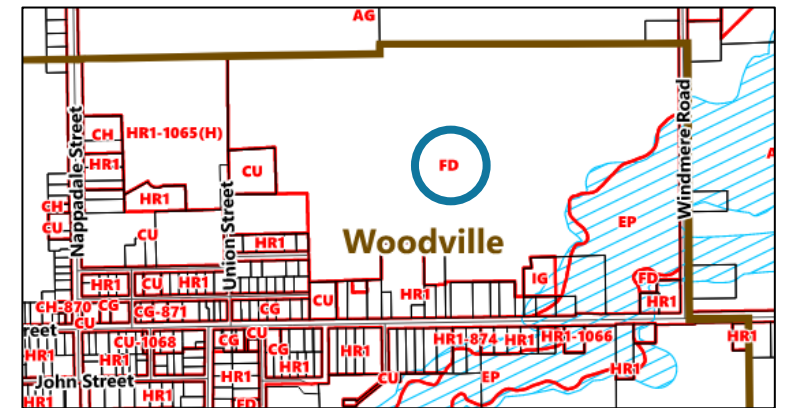
Future Development Zone

Background

- Within the City's Hamlet areas, there are lands zoned for Agricultural uses.
- Over time, these areas are intended to be rezoned to accommodate future development within the Hamlets.

What Has Changed?

- A new Future Development (FD) zone has been introduced to the Rural Zoning By-law (Section 12).
- The FD zone has been applied to lands previously zoned Agricultural (AG) within the Hamlet boundaries to permit existing uses to continue and prevent land use conflicts.



Woodville Hamlet

Background

- 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.

What Has Changed?

- Preliminary recommendations for Woodville were presented at June 2022 Public Open House.
- The Woodville Zoning By-law has been consolidated into the Rural Zoning By-law.

Exception Zones

Background

- Over the years, the existing Zoning By-laws have been amended through zoning by-law amendments
- There are over 1,200 exception zones to the existing Zoning By-laws

What Has Changed?

- Exception zones have been reviewed and consolidated into Section 13 of the Second Draft Rural Zoning By-law.
- The majority of exception zones have been carried forward, while some were deleted based on the criteria set out in the Issues & Methodology Report.
- Exception zones are shown on Schedule A.

RR2A-430(H)

↑ ↑ ↑

Zone Symbol Exception Zone Holding Symbol

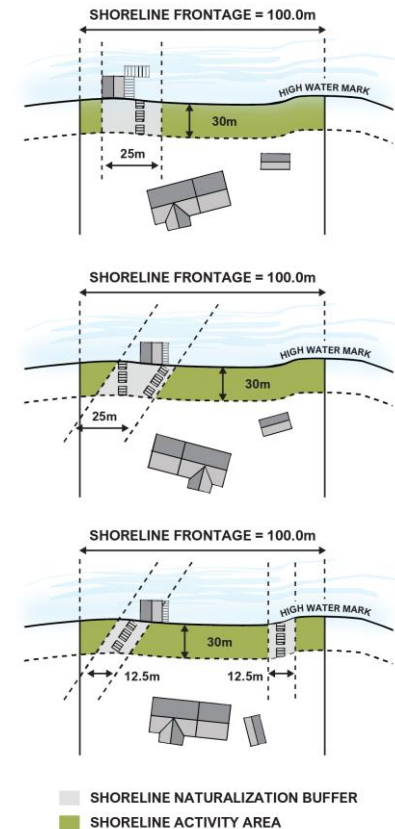
User-Friendly Elements

Background

- The Rural Zoning By-law will be used many diverse audiences including the public, landowners, City staff and Council.
- There is an opportunity to make the Rural Zoning By-law more user friendly.

What Has Changed?

- A Preamble has been added to the Second Draft Rural Zoning By-law to serve as a user guide for readers.
- Illustrations have been added to the Definitions and General Provisions to visualize certain terms and regulations.



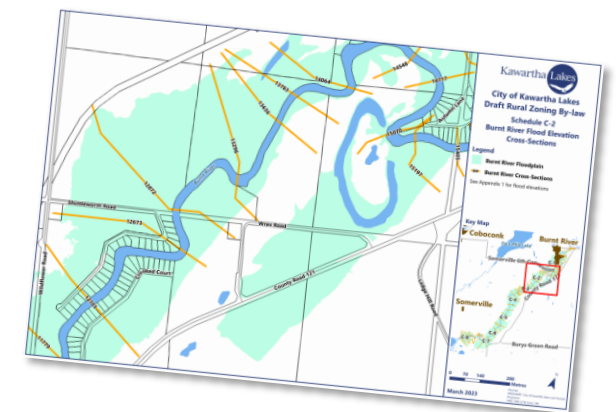
Burnt River Flood Plain

Background

- In 2019, Kawartha Conservation completed the Burnt River Flood Plain Mapping Study to produce flood plain mapping for Burnt River.
- The mapping can be used to make decisions about future land uses and identify flood hazard reduction opportunities.
- The Somerville Zoning By-law contains zoning regulations along the Burnt River that need to be updated.

What Has Changed?

- A new Schedule C has been added which maps the Burnt River Flood Plain and identifies cross-sections.
- A new Appendix 1 has been added to the Rural Zoning By-law to identify Burnt River Flood Elevations (linked to each cross-section).



Next Steps & Staying in Touch

Next Steps

- Final Draft Zoning By-law
 - Please send us your comments no later than **May 5, 2023**
 - Will consider all comments received on the Second Draft Zoning By-law
- Final Draft Zoning By-law is targeted for release in **late May 2023**
- Statutory Public Meeting is targeted for **June 2023**
 - Comments will be received at this meeting for consideration prior to finalizing the Rural Zoning By-law for Council Adoption

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 Second Draft of the Rural Zoning By-law by May 5, 2023.



Register to receive project updates and to stay informed.

Or Contact

Jonathan Derworiz, MCIP, RPP

jonathan.derworiz@wsp.com or (519) 904-1761

**Are there any questions
or comments?**



Housekeeping Reminders



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Thank you for joining us this evening!

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