



Fenelon Lakes Club

Official Plan and Zoning By-law Amendment Applications

***Part of Lot 23, Concession 9,
geographic Township of Fenelon,
City of Kawartha Lakes***

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Existing Condition



Photo taken in July 2018 and provided by Muskoka D&M Corp.

Proposed Development



Conceptual renderings prepared by DH Rendering

Official Plan Policy Comparison

City of Kawartha Lakes Official Plan	Fenelon Falls Secondary Plan (Approved and Under Appeal)	Proposed Amendment
Urban Settlement – Fenelon Falls Fringe	Residential	Urban Settlement – Fenelon Falls Fringe Special Policy Area
Single-detached, rowhouses, cluster dwellings	Low and medium density, up to and including mid-rise apartments not exceeding four storeys	Apartment building with four storeys of residential above a level of parking and townhouses
24 dwellings per gross hectare	60 dwellings per net hectare (medium density)	44.5 dwellings per gross hectare

Shadow Study

MARCH 20



8:00 AM



11:00 AM



2:00 PM



5:00 PM

JUNE 21



8:00 AM



11:00 AM



2:00 PM



5:00 PM

SEPTEMBER 22



8:00 AM



11:00 AM

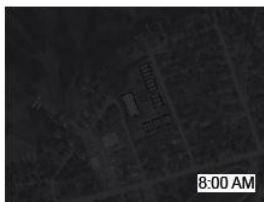


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DECEMBER 22



8:00 AM



11:00 AM



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Credentialed

Design

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Project:
MCM Developments

19 WEST STREET NORTH
FENELON FALLS

Project Name: Type: Date:

Notes:
Rev. Description Date
1 Issued for the Design Application 11/10/16

Shading Title:
SHADOW STUDY

Scale: AS NOTED

Date: July 6, 2016

Job No: 15-121

Drawn by: mgilchrist@lett.ca

Reviewed by:
AS-102



Questions?

