

The Corporation of the City of Kawartha Lakes

By-Law 2017 -

A By-Law to Amend the Township of Fenelon Zoning By-Law No. 12-95 to Rezone Land within the City of Kawartha Lakes

[File D06-17-022, Report PLAN2017-050, respecting Part of Lots 2, 3, 4, Block A and Part of the Dedication adjoining the Glenarm Road, Plan 312 and Part of Lots 36 and 37, RCP 545, geographic Township of Fenelon, identified as 2385 Glenarm Road – 2274919 Ontario Inc.]

Recitals:

- 1. Section 34 of the Planning Act authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
- 2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a drive-thru facility as an additional use to the property in association with the proposed restaurant use on the property
- 3. A public meeting to solicit public input has been held.
- 4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The property affected by this by-law is described as Part of Lots 2, 3, 4, Block A and Part of the Dedication adjoining the Glenarm Road, Plan 312 and Part of Lots 36 and 37, RCP 545, geographic Township of Fenelon, City of Kawartha Lakes, and identified as 2385 Glenarm Road.

1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended by deleting Section 17.3.18.1 in its entirety and replacing it with the following:

“17.3.18.1 In addition to the permitted uses in Section 17.1, on land zoned C2-18 the following uses are also permitted:

- i. Convenience store;
- ii. Drive-thru facility related to a restaurant use

17.3.18.2 Notwithstanding subsection 17.2, the following provisions shall also apply:

- | | | |
|-----|---|-------|
| i. | Minimum aisle width for drive-thru queue | 3.0 m |
| ii. | Minimum number of vehicles for drive-thru queue | 25 |

On land zoned C2-18(H), removal of the holding symbol shall be in accordance with the following:

- i. The owner shall enter into a site plan agreement for the proposed development that addresses site servicing, stormwater management, traffic, landscaping, and illumination.”

Section 2:00 Effective Date

2.01 **Effective Date**: This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Sections 34 and 36 of the Planning Act.

By-law read a first, second and third time, and finally passed, this ____ day of _____, 2017.

Andy Letham, Mayor

Judy Currins, City Clerk