

The Corporation of the City of Kawartha Lakes

By-Law 2019-

A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes

File D01-2019-002, Report PLAN2019-070, respecting Part Lot 22, Concession 7, Parts 1-3, 57R-10704, geographic Township of Ops, identified as 396 Highway 36 - Mike Redmond Septic Service Ltd.

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes Official Plan to add a special provision to the Highway Commercial designation to permit a self-storage facility use in addition to the other uses permitted within the Highway Commercial designation.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 33.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2018-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part Lot 22, Concession 7, Parts 1-3, 57R-10704, geographic Township of Ops, now in the City of Kawartha Lakes, identified as 396 Highway 36.
- 1.02 **Amendment:** Amendment No. 33 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R. S. O. 1990, c. P.13.

By-law read a first, second and third time, and finally passed, this ** day of _____,
2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2019-***

The Corporation of the City of Kawartha Lakes

Amendment No. 33 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the Official Plan Amendment is to create a special policy which would permit a self-storage facility use within the Highway Commercial designation in addition to the other permitted Highway Commercial uses. The land is also subject to an application for zoning by-law amendment.

The effect of the change would permit the operation of a self-storage facility use on the property in conjunction with other highway commercial uses.

B. Location

The subject land has a lot area of approximately 17,500 square metres and is known legally as Part Lot 22, Concession 7, Parts 1-3, 57R-10704, geographic Township of Ops, now City of Kawartha Lakes and identified as identified as 396 Highway 36.

C. Basis

Council has enacted this Official Plan Amendment in response to an application submitted by Clark Consulting Services on behalf of the owner, Mike Redmond Septic Service Ltd. to add a self-storage facility use to the permitted list of uses. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to facilitate the addition of this permitted use.

The land is designated Highway Commercial and Environmental Protection as shown on Schedule A-3, of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The proposed use and amendment to the City of Kawartha Lakes Official Plan are justified and represent good planning for the following reasons:

1. The proposed use conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
2. The proposed use conforms to the goals and objectives of the Highway Commercial designation as set out in the City of Kawartha Lakes Official Plan.
3. The proposed use is compatible and integrates well with the surrounding area.

4. The applicant has submitted background reports and documentation to demonstrate the appropriateness of the proposed use with respect to site servicing and the protection of the environment and the Kawartha Region Conservation Authority is satisfied with the proposal.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached Map ‘A’ constitutes Amendment No. 33 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

The Official Plan for the City of Kawartha Lakes is hereby amended as follows:

1. **21.3 Special Provisions:**
 - “21.3.3. On land designated Highway Commercial on Part of Lot 22, Concession 7, Parts 1-3, 57R-10704, in the geographic Township of Ops, a self-storage establishment is a permitted use in addition to the uses listed in Section 21.2.1.”
2. Schedule ‘A-3’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the lot is subject to Special Policy 21.3.3 of the Official Plan, as shown on Map ‘A’ as ‘Subject to Special Provision 21.3.3’.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

Map 'A' to Amendment No. 33
to the City of Kawartha Lakes Official Plan

