

The Corporation of the City of Kawartha Lakes

By-Law 2020-

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

[File D01-2019-004, Reports PLAN2019-063 and PLAN 2020-002, respecting Part of Lot 16, Concession 5, geographic Township of Ops, being 354 Angeline Street South -
– Lindsay Agricultural Society]

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 amend Schedule 'A-3' to re-designate the land from Rural and Environmental Protection designations to a Rural Special Provision designation to permit camping, recreational vehicle sites and camping cabins as stand alone uses on the site together with amenity areas, accessory structures for comfort stations and parking and an Environmental Protection Special Provision designation to protect wetlands, floodplain and watercourses on the site while allowing for passive recreational uses to include trails and structures such as docks, boardwalks and footbridges.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 34.

Accordingly, the Council of the Corporation of the City of Kawartha Lakes enacts this By-law 2020-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part of Lot 16, Concession 5, geographic Township of Ops, being 354 Angeline Street South, now in the City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 34 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 _____,
2020.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2020-***

The Corporation of the City of Kawartha Lakes

Amendment No. 34 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to re-designate the Rural and Environmental Protection designations to a Rural Special Provision designation and an Environmental Protection Special Provision designation 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 effect of the change would permit camping, recreational vehicle sites and camping cabins as stand alone uses on the site together with amenity areas, accessory structures for comfort stations and parking and to protect wetlands, floodplain and watercourses on the site while allowing passive recreational uses for trails and structures such as docks, boardwalks and footbridges.

B. Location

The subject land has a lot area of approximately 44.5 hectares and is located on the east side of Angeline Street South, in the geographic Township of Ops. The subject property is located in a mixed use area with agricultural land and rural residential dwellings on the west side of Angeline Street South, office use and agricultural land to the north, undeveloped land to the south and bordered by the Scugog River to the east. The site is the Lindsay Exhibition Grounds (LEX) and is developed with an Exhibition Building, Grandstand, Outdoor Sports Field, Various Livestock Barns and Indoor/Outdoor Rings and a Poultry Building and includes asphalt and gravel parking areas.

The property is legally described as Part of Lot 16, Concession 5, geographic Township of Ops and identified as 354 Angeline Street South.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by EcoVue Consulting Services on behalf of the Lindsay Agricultural Society to permit permit camping, recreational vehicle sites and camping cabins as stand alone uses on the site together with amenity areas, accessory structures for comfort stations and parking and to protect wetlands, floodplain and watercourses on the site while allowing passive recreational uses for trails and structures such as docks, boardwalks and footbridges.

The land is designated "Rural" 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 to permit camping as a

stand alone use and to permit 'tourist camps' which by definition in the Township of Ops Zoning By-law means any land used to provide temporary accommodation for the public or members of an organization in tents, tourist trailers or tourist vehicles whether or not a fee is charged or paid for such accommodation. This definition shall not include a mobile home park. The zoning by-law also states that tourist trailers are only permitted in zones that permit 'tourist camps'. The application for zoning by-law amendment also requests that the wetlands, watercourse and floodplain areas on the property be rezoned to a Hazard Land Exception Zone to protect these lands yet allow for passive recreational uses and to include structures (a dock, footbridge, trails, and boardwalks).

The development will be subject to site plan approval to further define the details of development such as tent, camping cabin and RV/trailer sites, parking, amenity spaces, comfort stations, washrooms, registration building and store, pathways, roadways, landscaping, garbage collection and lighting and any docks, footbridges, trails, boardwalks and buffer areas to protect the natural heritage features.

The proposed uses and amendment to the City of Kawartha Lakes Official Plan is justified and represents good planning for the following reasons:

1. The proposed development 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 development conforms to the goals and objectives of both the "Rural" and "Environmental Protection" designations as set out in the City of Kawartha Lakes Official Plan.
3. The proposed use is compatible with the existing uses permitted on the site and will integrate well with the surrounding area. The proposed camping, recreational vehicle and camping cabin sites along with amenity features, parking, trails and buffers to protect the natural heritage features will be further reviewed and defined through the site plan approval process.
4. The applicant has submitted the selected background reports as set out in the Official Plan to demonstrate the appropriateness of the proposed development with respect to servicing, traffic and the protection of the environment.

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. 34 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

1. The Official Plan for the City of Kawartha Lakes is amended to add the following subsections.

16.4 SPECIAL PROVISIONS

16.4.1 On land designated Rural on 354 Angeline Street South and described as Part of Lot 16, Concession 5, geographic Township of Ops, now City of Kawartha Lakes, a Business/Professional Office and a Fairground with ancillary facilities including exhibition, entertainment, stand alone camping areas and a tourist camp shall be permitted uses.

17.8 SPECIAL PROVISIONS

17.8.1 On land designated Environmental Protection on 354 Angeline Street South and described as part of Lot 16, Concession 5, geographic Township of Ops, now City of Kawartha Lakes, passive recreational uses including limited structures such as footbridges, docks and boardwalks shall be permitted uses.

2. The Official Plan for the City of Kawartha Lakes is amended to delete subsection 32.1.51.
3. Schedule 'A-3' of the City of Kawartha Lakes Official Plan is hereby amended by changing the land use designation from the Rural and Environmental Protection designation to the Rural Special Provision and Environmental Protection Special Provision, as shown on Map 'A' as 'LAND TO BE RE-DESIGNATED RURAL AND ENVIRONMENTAL PROTECTION'.

F. Implementation and Interpretation

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