

to

The Corporation of the City of Kawartha Lakes REPORT PLAN2021-046
By-Law 2021 - FILE NO: DO1-2021-002
D06-2021-012

A By-law to Amend the Village of Fenelon Falls Zoning By-law No. 89-25 to Rezone Land within the City Of Kawartha Lakes

[File D06-2021-012, Report PLAN2021-046, respecting Part Block W, Plan 100, Part Francis Street, Part 1, Plan 57R-4276, Former Village of Fenelon Falls, 205 Francis Street East – 3770010 Canada Inc.]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 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 business and professional offices and government offices together with permitting a coffee shop and/or confectionary shop as an accessory use within the existing building in addition to the existing permitted medical clinic use, subject to site specific development standards on the subject land.
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 2021-__.

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Part Block W, Plan 100, Part Francis Street, Part 1, Plan 57R-4276, Former Village of Fenelon Falls, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 89-25 of the Village of Fenelon Falls is further amended to delete section 4.8.6.1 and replace it with the following:

“4.8.6.1 COMMUNITY FACILITY EXCEPTION ONE (CF-1) ZONE
Francis Street

Notwithstanding the non-residential uses permitted within the Community Facility Exception One (CF-1) Zone as set forth under Section 4.8.1 (b) hereof to the contrary, within the Community Facility Exception One (CF-1) Zone as delineated on the Zone Map Schedule "A", the non-residential uses permitted shall be restricted to:

- a) Medical clinics
- b) Federal, provincial or local government offices

c) Business, professional or other administrative offices

Such other accessory uses, buildings and structures as are normally considered incidental and subordinate to the foregoing, shall also be permitted. In addition, a coffee shop and/or confectionary shop accessory to an office or a medical clinic shall also be permitted in the CF-1 Zone.

Notwithstanding the provisions of Section 5.16.5.a to the contrary, parking spaces in the CF-1 Zone will be permitted a minimum width of 2.8 metres.

Notwithstanding the provisions of Section 5.16.5.e to the contrary, parking aisle width in the CF-1 Zone will be permitted a minimum aisle width of 6.0 metres.

In all other respects the provisions of the Community Facility (CF) Zone shall apply and be complied with.”

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 Section 34 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 ***, 2021.

Andy Letham, Mayor

Cathie Ritchie, City Clerk