

to

The Corporation of the City of Kawartha LakesREPORT PLAN2021-046**By-Law 2021-**FILE NO: D01-2021-002D06-2021-012**A By-Law to Amend the Village of Fenelon Falls Official Plan to Re-designate Land within the City of Kawartha Lakes**

[File D01-2021-002, 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. 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 Village of Fenelon Falls Official Plan to change the land use designation from the 'Institutional – Community Facility' designation to the 'Institutional – Community Facility' designation with a site specific policy, to also permit business and professional offices on the property known municipally as 205 Francis Street East.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 20.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2021-***.

Section 1:00 Official Plan Amendment 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, now in the City of Kawartha Lakes, identified as 205 Francis Street East.
- 1.02 **Amendment:** Amendment No. 20 to the Village of Fenelon Falls 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. Notwithstanding the subsequent coming into force of the Fenelon Falls Secondary Plan, adopted by Council on July 7, 2015, this by-law continues to be in force and effect.

By-law read a first, second and third time, and finally passed, this ** day of _____,
2021.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2021-***

The Corporation of the City of Kawartha Lakes

Amendment No. 20 To The Official Plan – The Village of Fenelon Falls

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to amend the “Institutional – Community Facility” land use designation in the Village of Fenelon Falls Official Plan to include a site specific policy on the property identified as 205 Francis Street East. The lands are also subject to an application for zoning by-law amendment.

The effect of this change would also permit business and professional offices on the subject lands in addition to the permitted medical office/clinic use.

B. Location

The subject land has a lot area of approximately 0.6 hectares and is located on the northwest corner of Concession Road and Francis Street East, a collector road, in the Former Village of Fenelon Falls. The property is legally described as Part Block W, Plan 100, Part Francis Street, Part 1, Plan 57R-4276, Former Village of Fenelon Falls, now City of Kawartha Lakes and identified as 205 Francis Street East.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by D.M. Wills Associates Limited on behalf of the Owner (c/o James Pollock) to permit offices other than medical offices or clinic, which would include additional community facility type uses such as government offices, together with certain compatible general commercial uses, such as business, professional or other administrative offices. It is intended that the land use designation will be changed to the “Institutional – Community Facility” designation with a site-specific policy, to allow the proposed uses above.

The land is designated “Institutional – Community Facility” as shown on Schedule “A” of the Village of Fenelon Falls Official Plan. The lands are also subject to an application for zoning by-law amendment.

The proposed use and amendment to the Village of Fenelon Falls 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 “Institutional – Community Facility” designation, as amended with a site-specific policy as set out in the Village of Fenelon Falls Official Plan.
3. The proposed use is compatible and integrates well with the surrounding area.
4. The applicant has submitted background reports to demonstrate the appropriateness of the proposed use.

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 constitutes Amendment No. 20 to the Village of Fenelon Falls Official Plan.

E. Details of the Amendment

The Village of Fenelon Falls Official Plan and Schedule ‘A’ are hereby amended by adding a site specific policy to Section 3.5.2 to permit additional uses on the land as shown on Map ‘A’ as ‘Land Subject to O.P.A. No. 20’.

“3.5.2.1 That in addition to permitted uses of Section 3.5.2, those lands designated as Institutional - Community Facility, legally described as Part Block W, Plan 100, Part Francis Street, Part 1, Plan 57R-4276, Former Village of Fenelon Falls, identified as 205 Francis Street East shall further be permitted to have business and professional offices. (O.P.A. No. 20)”

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. 20

To the Village of Fenelon Falls Official Plan

