

The Corporation of the City of Kawartha Lakes

to

By-Law 2022-REPORT PLAN2022-039

FILE NO: D01-16-007

**A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-Designate Land
within the City of Kawartha Lakes**D06-16-035

[File D01-16-007, Report PLAN2022-039, respecting Part Lot 21, Concession 13, geographic Township of Manvers, 344 Old Mill Road – Riwoche 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 the ‘Rural’ designation policies to include a Special Provision to permit a use consisting of a religious educational centre and place of worship on a portion of the property known municipally as 344 Old Mill Road.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 24.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Part Lot 21, Concession 13, geographic Township of Manvers, now in the City of Kawartha Lakes, identified as 344 Old Mill Road.
- 1.02 **Amendment:** Amendment No. 24 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 _____, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2022-***

The Corporation of the City of Kawartha Lakes

Amendment No. 24 to the Official Plan for the City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to amend the “Rural” land use designation in the City of Kawartha Lakes Official Plan to include special policy on a portion of the property identified as 344 Old Mill Road. The lands are also subject to an application for zoning by-law amendment.

The effect of this change would permit a retreat based use consisting of a religious educational centre and place of worship (temple), including sleeping accommodations on a portion of the property.

B. Location

The subject land has a lot area of approximately 40.5 hectares and is legally described as Part Lot 21, Concession 13, geographic Township of Manvers, now City of Kawartha Lakes and identified as 344 Old Mill Road. Approximately 13 hectares of the 40.5 hectares of subject land will be utilized for the proposed uses, which will be phased as part of an orderly development, which currently contains a dwelling, garage with accessory unit, 6 cabins and an existing driveway and area.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by EcoVue Consulting Limited on behalf of the Owner to permit a religious educational centre and place of worship (temple) on a portion of the subject land. It is intended that the “Rural” land use designation will be amended with a site-specific policy provision to allow the proposed uses above.

The land is designated “Rural” and “Environmental Protection” as shown on Schedule “A-1” of the City of Kawartha Lakes Official Plan. The lands are 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 “Rural” designation, as amended with a site-specific policy as set out in the City of Kawartha Lakes Official Plan.

3. The proposed use meets the Minimum Distance Separation (MDS) requirements.
4. The proposed use is limited in scale and is compatible and integrates with the surrounding area.
5. The applicant has submitted background reports and information to demonstrate the appropriateness of the proposed use with respect to servicing, traffic and not conflicting with or negatively impacting agricultural operations.
6. The developed area of the property for the proposed use will be subject to Site Plan Control through the implementing Zoning By-law Amendment, which will contain Holding provisions for phasing of orderly development.

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. 24 to the Official Plan for the City of Kawartha Lakes.

E. Details of the Amendment

The City of Kawartha Lakes Official Plan and Schedule 'A' are hereby amended by adding a site specific provision to Section 16 to permit additional uses on a portion of the land as shown on Map 'A'.

1. 16.4 SPECIAL PROVISIONS:

“16.4.6 Notwithstanding the Rural policies of Section 16 to the contrary, in addition to permitted uses of Section 16.3, lands legally described as Part Lot 21, Concession 13, geographic Township of Manvers, identified as 344 Old Mill Road shall further be permitted to have retreat-based uses, a religious educational centre with boarding rooms and dining facilities and place of worship (temple) on a portion of the lands. Specific provisions related to the educational centre and temple, including the size of buildings and number of rooms, shall be outlined in the implementing zoning by-law.”

2. Schedule 'A-1' of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the portion of the subject property is subject to Special Policy Provision 16.4.6 of the Official Plan, as shown on Map 'A' as 'Subject to Special Provision 16.4.6'

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. 24

To the City of Kawartha Lakes Official Plan

