



Zoning By-law Amendment
Flato Developments Inc.

Statutory Public Meeting
September 13, 2023 | 1:00 pm

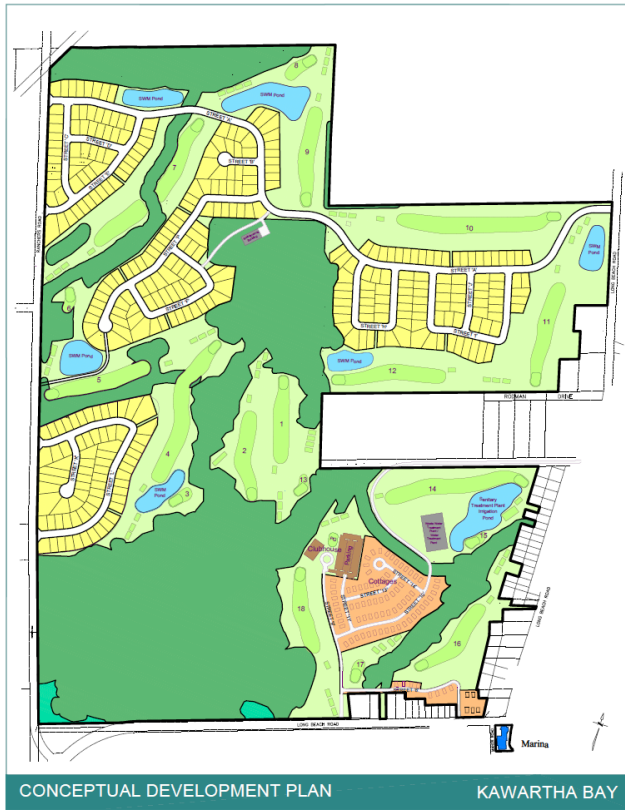
SITE CONTEXT



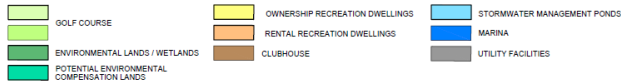
 Subject Lands - Kawartha Lakes

- **Location:** North of Long Beach Road, east of Ranchers Road in Cameron within the City of Kawartha Lakes
- **Size:** 156.68 hectares (387.12 acres)
- **Current land use:** Vacant

PROPOSED CONCEPT PLAN



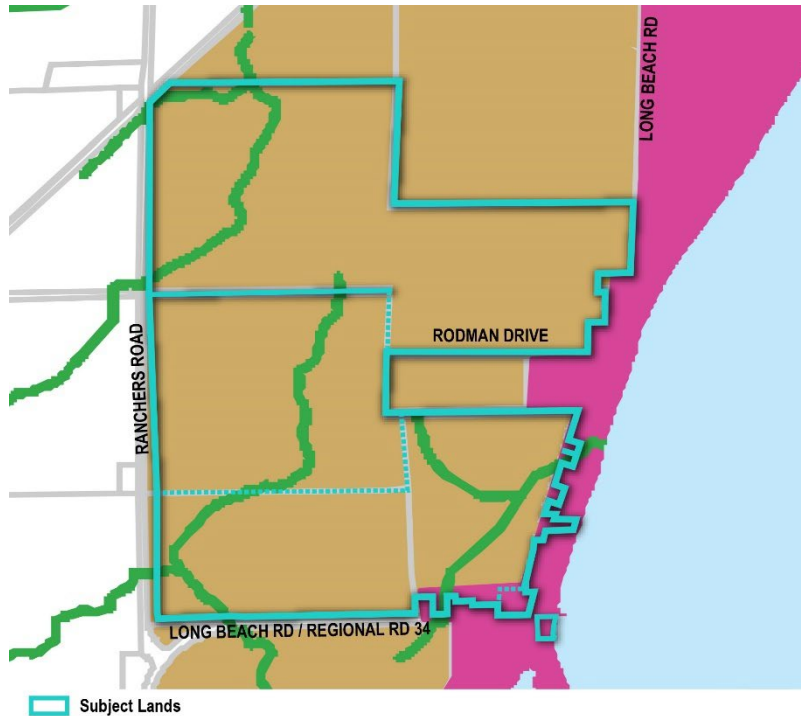
- 423 Recreational Dwelling Units
 - 84 Rental Recreational Dwelling Units
 - 339 Ownership Recreational Dwelling Unit
 - Lots ranging from 18.3 m to 25.1 m
- 18-hole golf course interwoven within the marina and recreational dwellings
- Proposed shared recreational facilities and amenities located on southern portion including Golf Clubhouse
- Access along both Ranchers Road and Long Beach Road



PROPOSED SERVICING

- Serviced with a privately owned, communal, wastewater and drinking water treatment system
- Drinking water will be obtained from Sturgeon Lake and treated at an on-Site water treatment facility to MECP standards
- Sewage will be treated at the wastewater treatment facility in accordance with MECP approved surface water effluent criteria
- Reuse of the fully treated effluent to satisfy the irrigation demand of the golf course

KAWARTHA LAKES OFFICIAL PLAN



City of Kawartha Lakes

Official Plan

Schedule A-5

February 25, 2022 - Draft
(Geographic Townships of
Fenelon and Verulam)

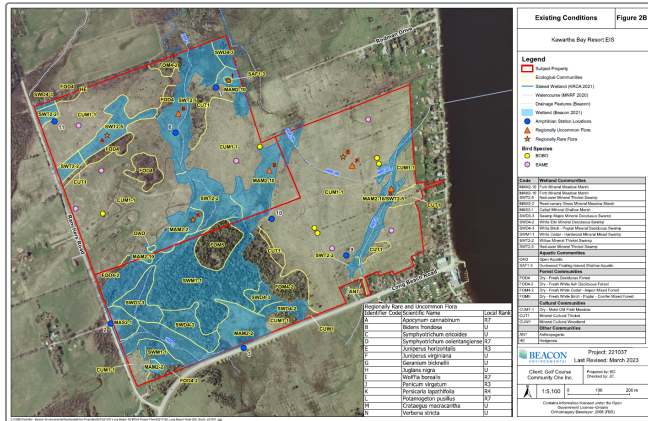
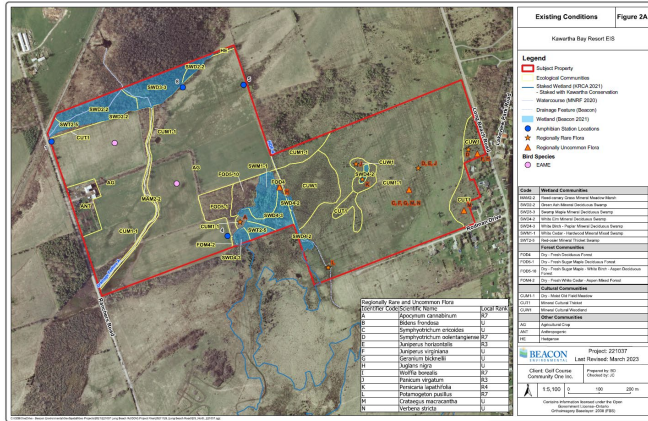
Land Use Designations

- Environmental Protection
- Waterfront
- Prime Agricultural
- Rural



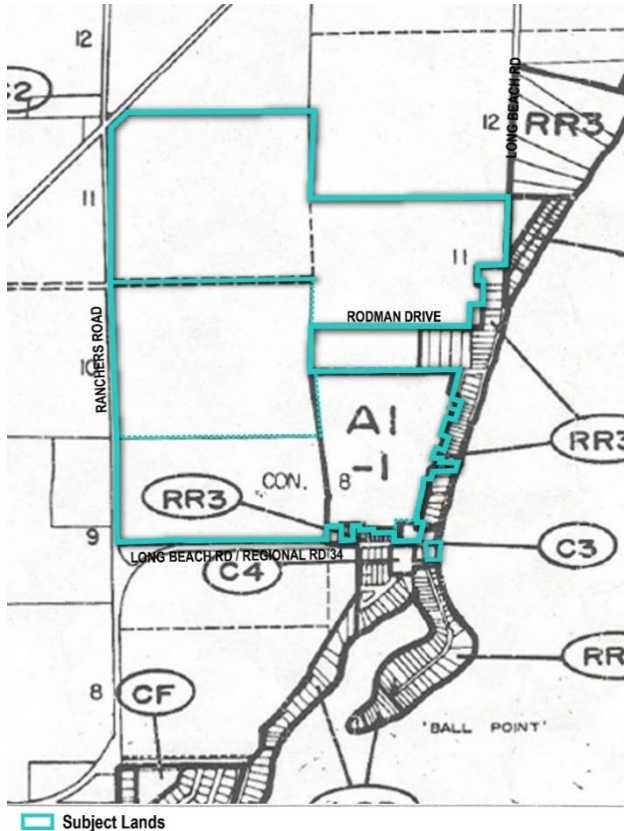
- Subject Lands are primarily designated **“Rural”** in the City of Kawartha Lakes Official Plan (Schedule A-5)
- Small portions in the east and south are designated Waterfront
- Rural designation permits the proposed uses including the golf course and recreational dwellings
- Portions of the Subject Lands contain watercourses which are designated Environmental Protection (“EP”) on Schedule A5

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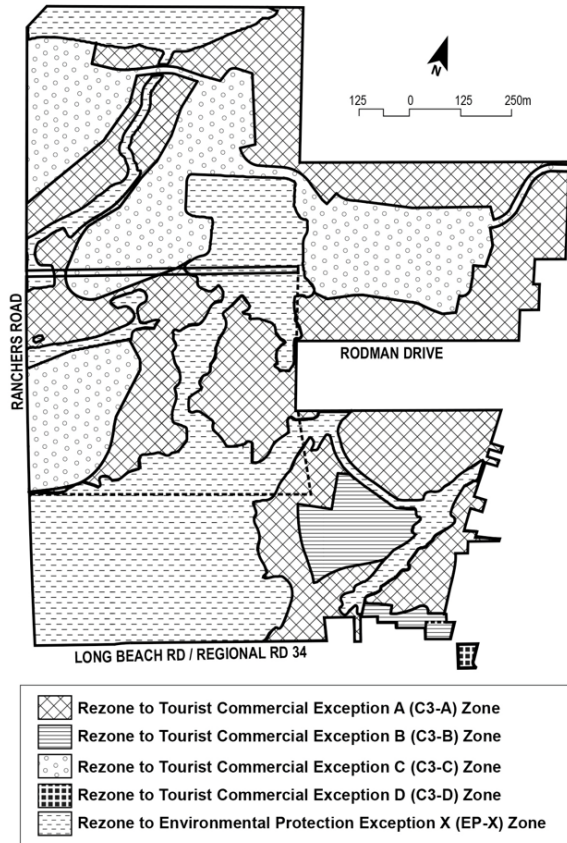
- A suite of flora and fauna investigations have been undertaken, more may occur at later stages in the planning process
- Endangered and threatened species will be addressed to the satisfaction of MECP
- The northern and southern woodland/swamp communities meet the Official Plan threshold for Significant Woodland
- There are no designated Provincially Significant Wetlands within or adjacent to the subject property
- Portions of the properties that appear to have some physiographic conditions of alvars were reviewed. Conditions are not suitable for alvar formation due to deeper soils being present and the absence of alvar vegetation communities
- The NHS identified to date includes woodlands, wetlands, wildlife habitat, fish habitat watercourses, pathways of connectivity and buffers and amounts to about a 25% of the property

FENELON ZONING BY-LAW 12-95



- Subject Lands are zoned Agricultural (A1), Agricultural Exception 1 (A1-1), Rural Residential Three (RR3), and Tourist Commercial (C3)
- A1 and A1-1 Zones primarily permit rural, agriculture-related and agri-business uses
- RR3 Zone permits residential and vacation dwellings, home occupations, and public park uses
- C3 Zone permits a range of commercial and recreational uses including a marina, cottage establishments, golf course and club, restaurants, and boat rentals and sales.
- A ZBA is required in order to re-zone the Subject Lands to site-specific Environmental Protection and Tourist Commercial Zones to permit the Proposed Development

PROPOSED ZONING BY-LAW AMENDMENT



- The proposed ZBA seeks to rezone the Subject Lands from Agricultural (A1), Agricultural Exception 1 (A1-1), Tourist Commercial, and Rural Residential Three (RR3) Zone to:
 - Tourist Commercial Exception A (C3-A) respecting the proposed golf course and associated uses and lands;
 - Tourist Commercial Exception B (C3-B) respecting the rental recreational dwellings;
 - Tourist Commercial Exception C (C3-C) respecting the ownership recreational dwellings;
 - Tourist Commercial Exception D (C3-D) respecting the marina; and
 - Environmental Protection Exception X (EP-X) Zone respecting the remainder of the lands for the preservation of environmental features;

Zoning Standard	C3-A (Golf Course)	C3-B (Rental Dwellings)	C3-C (Ownership Dwellings)	C3-D (Marina)
Lot area (min.)	0 sqm	4000 sqm	495 sqm	2000 sqm
Lot frontage (min.)	0	60 m	18 m	60 m
Front yard (min.)	n/a	7.5 m	7.5 m	2.5 m
Interior side yard (min.)	n/a	6 m	1.5 m	5 m
Exterior side yard (min.)	n/a	7.5 m	3 m	3 m
Rear yard (min.)	n/a	7.5 m	7.5 m	5 m
Lot coverage (max.)	n/a	30%	50%	65%
Building height (max.)	15 m	11 m	11 m	15 m
Minimum number of parking spaces	Golf course – 1 per hole Restaurant or Place of Assembly - 1 per 20 sqm GFA Boat House or Marina, Dry-land - 1 per 20 sqm GFA All uses other than those specified above - 1 per 30 sqm GFA	Cottage Establishment – 1 per cottage Hotel, Motel, or Lodge – 1 per guest room	2 per vacation dwelling	7
Minimum gross floor area or maximum density	n/a	0	0	n/a
Minimum distance between cottages on the same lot	n/a	3 m	n/a	n/a
Landscaped Open Space (min.)	n/a	25%	n/a	n/a



THANK YOU