

The Corporation of the City of Kawartha Lakes

By-Law 2025-***

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

[File D01-2024-006, Report PLAN2025-014, respecting 57R-6073 Part 1; 57R-7996 Part 1; Part of Lot 14 Concession 7, Geographic Township of Fenelon – EcoVue Consulting Services 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 City of Kawartha Lakes Official Plan to permit the use of a self-service storage facility on the 'Subject Land' designated as 'Highway Commercial' under the Official Plan and redesignate a portion of the 'Subject Land' to 'Environmental Protection' under the Official Plan.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 57.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as 57R-6073 Part 1; 57R-7996 Part 1; Part of Lot 14 Concession 7, geographic Township of Fenelon, now in the City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 57 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 18th day of February, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2025-***

The Corporation of the City of Kawartha Lakes

Amendment No. 57 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the Official Plan Amendment is to create a special policy which permits the proposed self-storage facility use on the 'Subject Land' designated 'Highway Commercial'; and redesignate portion of the 'Subject Land' as 'Environmental Protection' under the Official Plan.

The effect of the change would recognize the lands to be redesignated through a special Highway Commercial policy area to permit the use of a self storage facility as well as redesignate part of the Subject Land as 'Environmental Protection' to protect the identified wetlands on the 'Subject Land'.

B. Location

The 'Subject Land' is legally described as 57R-6073 Part 1; 57R-7996 Part 1; Part of Lot 14 Concession 7, Geographic Township of Fenelon in the City of Kawartha Lakes, identified as 4544 Highway 35, geographic Township of Fenelon in the City of Kawartha Lakes.

Part B - The Amendment

C. 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. 57 to the City of Kawartha Lakes Official Plan.

D. Details of the Amendment

The Official Plan for the City of Kawartha Lakes is hereby amended as follows:

1. **21.3 Special Provisions:**

“21.3.4 On land designated Highway Commercial on 4544 Highway 35, and described as 57R-6073 Part 1; 57R-7996 Part 1; Part of Lot 14 Concession 7, Geographic Township of Fenelon, a self-storage establishment is permitted in addition to the uses permitted in Section 21.2.1.”

2. Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the lot is subject to Special Policy 21.3.4 of the Official Plan, as shown on Map ‘A’ as ‘Subject to Special Provision 21.3.4’.

3. Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan is hereby amended by changing the designation of a portion of the Subject Land from Highway Commercial to Environmental Protection, as shown on Schedule “A” attached hereto and forming part of this Amendment.

E. 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. 57

To the City of Kawartha Lakes Official Plan

