

# 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 D01-2024-009, Report PLAN2025-022, respecting 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops, City of Kawartha Lakes, identified as 4 Riverwood Park Road – Kevin M. Duguay Community Planning and Consulting 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-storage facility and a motor vehicle dealership on the lands designated as 'Highway Commercial'.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 59.

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-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops, now in the City of Kawartha Lakes.
- 1.02 **Amendment:** Amendment No. 59 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 \_\_\_\_\_, 2025.

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Douglas J.F. Elmslie, Mayor

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Cathie Ritchie, City Clerk

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

The Corporation of the City of Kawartha Lakes

## Amendment No. 59 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 Area to permit the proposed self-storage facility use on the 'Subject Land' designated 'Highway Commercial' and to redesignate the entire Subject Land as 'Highway Commercial'. The effect of the amendment will be to:

The effect of this amendment will be to formally recognize and allow the proposed self-storage facility through the creation of a specialized 'Highway Commercial' policy. Additionally, it will result in the complete redesignation of the Subject Land to 'Highway Commercial', ensuring consistency with the intended land uses. Critically, this amendment will also remove the total gross floor area restriction grouping of permitted uses on a single lot. This removal will directly facilitate the proposed self-storage facility by eliminating the constraints that would have otherwise impeded its approval and construction.

#### B. Location

The Subject Lands has an area of approximately 1.99 hectares and is located at 4 Riverwood Park Road, in the geographic Township of Ops, now within the City of Kawartha Lakes. The lands are currently vacant and accessed via Provincial Highway 35 and a private right-of-way (Riverwood Park Road/Wagstaff Road – CKL2024-004). The property is legally described as 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5.

#### C. Basis

Council has enacted this Official Plan amendment in response to an application submitted by Kevin M. Duguay Community Planning and Consulting Inc. on behalf of the owner, Eatson Properties Inc., to facilitate the development of a motor vehicle dealership and a self-storage facility on the Subject Lands. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to permit these uses on the lands designated as 'Highway Commercial Exception'. The amendment also seeks to redesignate the rear portion of the property from 'Rural' to 'Highway Commercial' to ensure consistency with the primary land use designation of the property.

The Subject Lands are designated 'Highway Commercial' and 'Rural' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan and are currently vacant. The proposed development aligns with the CKLOP's economic development goals, promoting commercial activities that serve both residents and the vacationing

public. The lands are also subject to a concurrent application for a 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 development is consistent with the Provincial Planning Statement, 2024.
2. The proposed use aligns with the goals and objectives of the 'Highway Commercial' designation as set out in the City of Kawartha Lakes Official Plan, promoting economic growth and accessibility.
3. The proposed development is compatible with and integrates well into the surrounding area, which includes existing commercial and residential uses.
4. The applicant has submitted background reports demonstrating the appropriateness of the proposed development with respect to servicing and environmental protection, ensuring compliance with local and provincial standards.

## **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. 59 to the City of Kawartha Lakes Official Plan.

### **E. Details of the Amendment**

1. The Official Plan for the City of Kawartha Lakes is hereby amended to add the following subsection.

#### **21.3 Special Provisions:**

- “21.3.5. On the lands designated ‘Highway Commercial’ on 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar’s Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops, a self-storage facility is permitted in addition to the uses permitted in Section 21.2.1, subject to a policy exception, and notwithstanding Section 21.2.4, which does not apply
2. Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan is hereby amended by changing the designation of a portion of the Subject Lands from Rural to Highway Commercial, as shown on Schedule “A” attached hereto and forming part of this Amendment.

### **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. 59

To the City of Kawartha Lakes Official Plan

