

The Corporation of the City of Kawartha Lakes

By-Law 2025-____

A By-Law to Repeal and Replace By-Law 2025-020, being a By-Law to Amend the Township of Fenelon Zoning By-law No. 12-95 to Rezone Land within the City of Kawartha Lakes

[File D06-2024-018, Report PLAN2025-014, respecting 57R-6073 Part 1; 57R-7996 Part 1; Part of Lot 14 Concession 7, Geographic Township of Fenelon, identified as 4544 Highway 35]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land. Section 41 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to establish a site plan control area.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit the self-storage use, change the lot regulations of 'Highway Commercial Exception Two (C2-2)' Zone, and rezone part of the Subject Lands to 'Environmental Protection Exception Nine' (EP-9) Zone.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.
5. By-Law 2025-020 was adopted by Council at the Regular Council Meeting of May 20, 2025. This by-law shall repeal and replace By-Law 2025-020.

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

Section 1:00 Zoning 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, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended to add the following section to Section 5.3:

'5.3.9 ENVIRONMENTAL PROTECTION EXCEPTION NINE (EP-9) ZONE

Notwithstanding the permitted uses in sections 5.1 and 5.2, land zoned 'EP-9' shall permit an existing dug well to service those uses permitted in the 'C2-2' Zone.'

1.03 **Textual Amendment:** By-law No. 12-95 of the Township of Fenelon is further amended by replacing the Section 17.3.2 with the following section:

‘17.3.2 HIGHWAY COMMERCIAL EXCEPTION TWO (C2-2) ZONE

17.3.2.1 Notwithstanding subsection 17.1.1 land zoned C2-2 may be used for a self-storage facility, in addition to all uses permitted in the C2 zone, with the exception of a hotel, motel or motor hotel. Lands are subject to site plan control.

17.3.2.2 Notwithstanding subsections 17.2.1.1, 17.2.1.2, 17.2.1.3 and 17.2.1.4, land zoned "C2-2" shall be subject to the following zone provisions:

- (a) lot area (min.) 1.8 ha
- (b) lot frontage (min.) 115 m
- (c) yard requirements (min.)
 - (i) front 10 m
 - (ii) interior side 2 m
 - (iii) exterior side 2 m
 - (iv) rear 5 m
- (d) lot coverage (max.) 10%

17.3.2.3 For the purpose of the C2-2 Zone, there shall be no more than one outdoor storage area which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. An outdoor storage area shall be subject to all yard and setback provisions of the C2-2 Zone.

17.3.2.4 Notwithstanding subsections 3.14.1 and 3.14.2, on lands zoned "C2-2", the existing 24 total parking spaces and 1 loading space are deemed to comply.’

1.04 **Schedule Amendment:** Schedule ‘A’ to By-law No. 12-95 of the Corporation of the Township of Fenelon is further amended to change ‘Highway Commercial(C2-2)’ Zone to the ‘Environmental Protection (EP-9)’ Zone to change the zone category of certain lands located in 57R-6073 Part 1; 57R-7996 Part 1; Part of Lot 14 Concession 7; Former Geographic Township of Fenelon, from the ‘Highway Commercial Exception Two (C2-2)’ Zone to the ‘Environmental Protection Exception Nine (EP-9)’ Zone, as shown on Schedule ‘A’ attached hereto and forming part of this By-law.

Section 2:00 Administration

2.01 **Repeal:** By-Law 2025-020 is hereby repealed.

2.02 **Effective Date:** This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Sections 34 and 36 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this 24th day of June, 2025.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____

Geographic Township
of Fenelon



LOT 14
CON 7

LOT 14
CON 8

HWY 35

RANCHERS RD

C2-2

EP-9

LOT 13
CON 7

LOT 13
CON 8