



Planning Advisory Committee Report

Report Number:	PLAN2026-022
Meeting Date:	April 8, 2026
Title:	Application to Amend the Township of Fenelon Zoning By-law 12-95 at 620 Fenel Road, Kirkfield – Rea
Description:	Rezone a portion of the Subject Lands (Part W 1/2 of Lot 22, Concession 1, Fenelon Township) from the 'Agricultural (A1)' zone to a site specific 'Agricultural Exception (A1-28)' zone to prohibit future residential development and facilitate a surplus farm dwelling severance
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Aliyah Fraser Planner, Dillon Consulting Limited (on behalf of the City of Kawartha Lakes)

Recommendation:

That Report PLAN2026-022, **Application to Amend the Township of Fenelon Zoning By-law 12-95 at 620 Fenel Road, Kirkfield – Rea** be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The Applicant is proposing to rezone a portion of the property at 620 Fenel Road, Fenelon (the "Subject Lands") to prohibit future residential uses¹. An amendment to the Township of Fenelon Zoning By-law 12-95 is required to change the 'Agricultural (A1)' zone to an 'Agricultural Exception (A1-28)' zone as a condition of provisional consent to sever a surplus farm dwelling (refer to file D03-2024-026) in order to facilitate the proposal.

Owner:	Rob Rea
Applicant:	TD Consulting Inc.
Property Description²:	Legal Description: Part W 1/2 of Lot 22, Concession 1, Geographic Township of Fenelon
	Municipal Address: 620 Fenel Road, Fenelon
Official Plan:	Schedule A-5 of the City of Kawartha Lakes Official Plan, 2012 – Prime Agricultural and Environmental Protection
Zoning By-law:	Schedule A of the Township of Fenelon Zoning By-law 12-95 – Agricultural (A1) and Environmental Protection (EP) zones
Lot Area:	Approximately 43.4 hectares (107.2 acres)
Servicing:	Water: individual private well Sanitary: individual private septic system Stormwater: ditches/swales
Access:	Municipal - Arterial Road: Fenel Road
Existing Uses:	Agricultural and residential uses
Adjacent Uses:	North: Woodlands and agricultural uses
	East: Agricultural uses
	South: Agricultural uses

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

West: Agricultural uses

Application Process:

The Planning Division received the application submission package on February 8, 2026 which included the following materials in support of the application:

- Applicant Cover Letter, prepared by TD Consulting Inc., dated October 21, 2025
- Zoning By-law Amendment Application Form, prepared by TD Consulting Inc.
- Site Plan, prepared by TD Consulting Inc. dated January 2024
- Revised Site Plan, prepared by TD Consulting Inc., dated January 2024.

Staff deemed the application 'complete' under the requirements of the Planning Act on February 27, 2026, and initiated consultation with commenting agencies and municipal departments on March 9, 2026, with a requested review period of the application submission package by March 23, 2026. All of the reports and plans submitted have been circulated to the applicable commenting agencies and City Departments for review and comment. The public has been notified of the application through circulation of the Notice of Public Meeting on March 13, 2026.

During the circulation process, the Supervisor of Part 8 Sewage Systems from the Building and Septic Division identified that the Severed Lands do not fully incorporate the entire footprint of the existing sewage system and do not provide the minimum required clearance distance from the sewage system to the proposed property line. As a result, a portion of the sewage system envelope for the existing dwelling will straddle the proposed new lot line and encroach onto the lands to be retained. A sewage system must be wholly contained within the property of the structure it will be serving. As such, the area proposed for consent and rezoning will need to be revised to ensure the sewage system envelope is wholly contained within the proposed boundary of the Severed Lands.

Additionally, the Heritage Planning Economic Development Officer stated that the proposed zoning by-law amendment must include provisions that prohibit any future development or construction (including agricultural buildings) without the completion of an archaeological assessment. This is because there are two archaeological sites, first identified in the 1890s, in close proximity to the Subject Lands. At this time, the full limits of both sites are unknown and would need to be determined through the preparation of an archaeological assessment, prior to future development.

Planning staff are working with the applicant to see that necessary revisions are made to relevant submission materials in response to comments received during the technical review process.

Once the above-referenced matters have been addressed, the application can return to the Planning Advisory Committee (PAC) with a recommendation for a decision.

Application Review³:

Planning staff are reviewing the application submission package for consistency with provincial policies and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Official Plan must be consistent with applicable provincial policies and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments which may have an interest in the application. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

Other Alternatives Considered:

No other alternatives considered.

Conclusion:

Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

Department Head: Leah Barrie, Director of Development Services

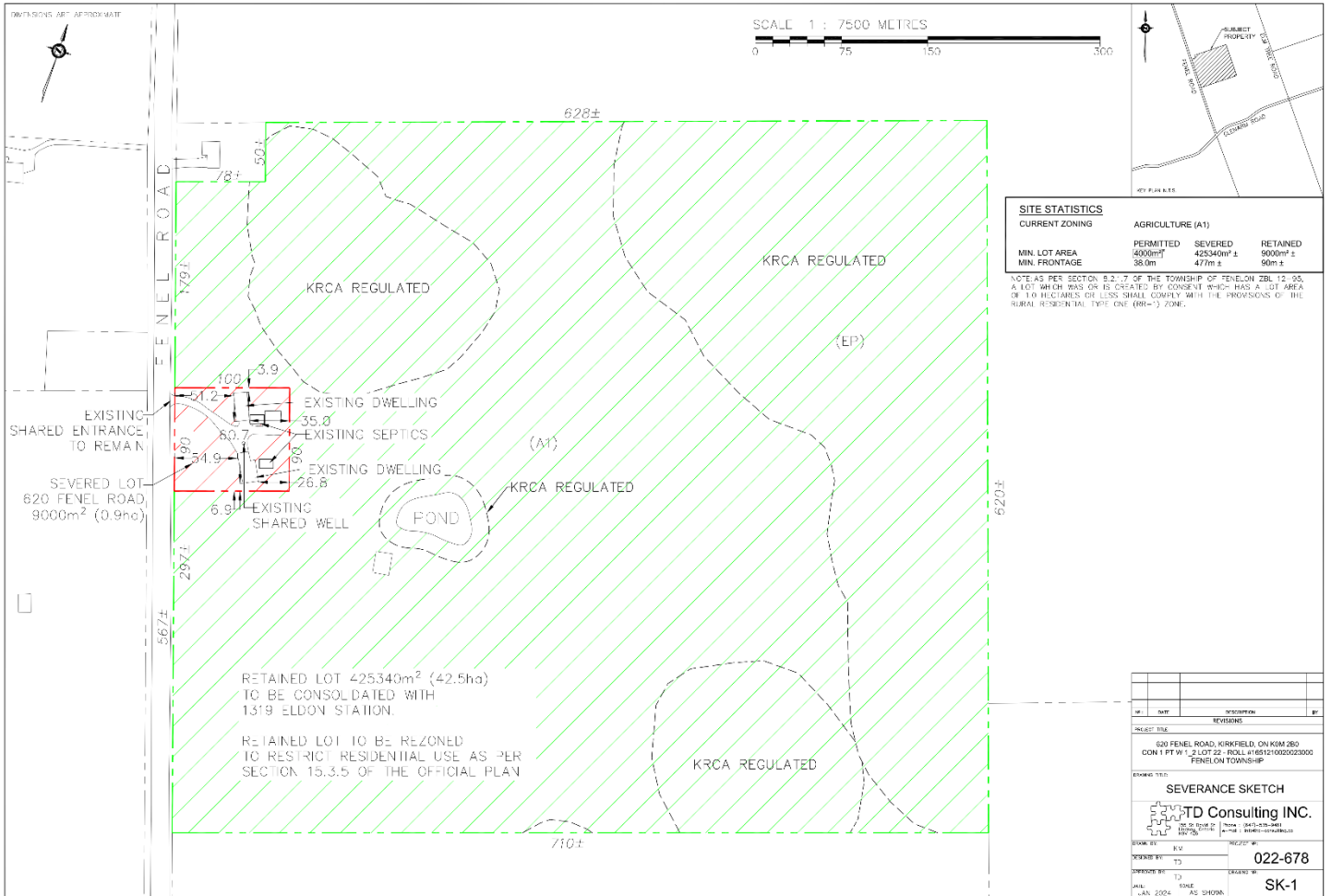
Department Head email: lbarrie@kawarthalakes.ca

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Department File:

D06-2026-008

Schedule 1 – Proposed Concept Plan

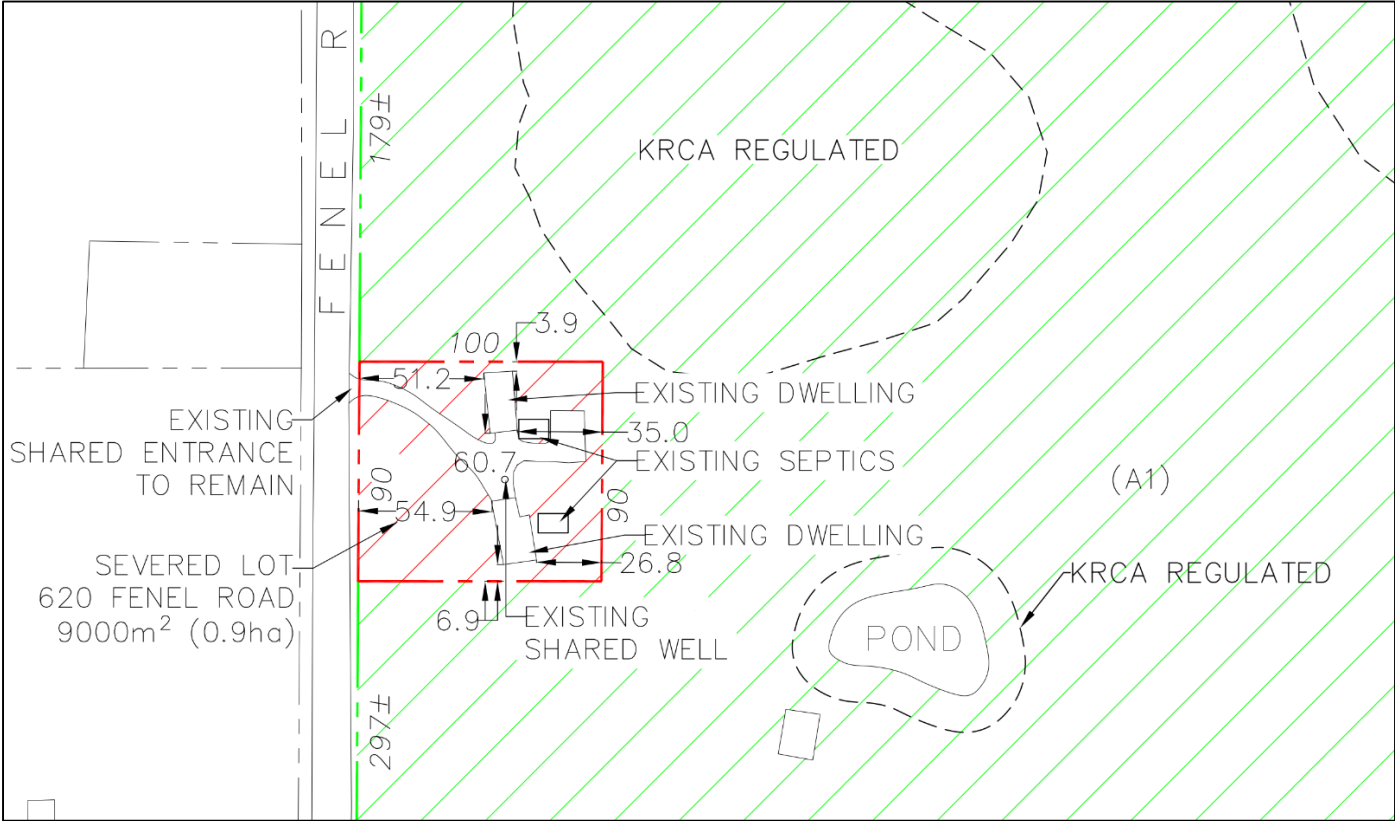


SITE STATISTICS			
CURRENT ZONING			
AGRICULTURE (A1)			
	PERMITTED	SEVERED	RETAINED
MIN. LOT AREA	4000m ²	425340m ² ±	9000m ² ±
MIN. FRONTAGE	38.0m	47m ±	90m ±

NOTE: AS PER SECTION 8.2.7 OF THE TOWNSHIP OF FENELON ZBL 12-95, A LOT WHICH HAS OR IS CREATED BY COESURE WHICH HAS A LOT AREA OF 1.0 HECTARES OR LESS SHALL COMPLY WITH THE PROVISIONS OF THE RURAL RESIDENTIAL TYPE ONE (RR-1) ZONE.

NO.	DATE	DESCRIPTION	BY
REVISIONS			
620 FENEL ROAD, KIRKFIELD, ONTARIO CON 1 PT W 1/2 LOT 22 - ROLL #16512100022000 FENELON TOWNSHIP			
SEVERANCE SKETCH			
TD Consulting INC.			
BOOKED BY:	REV:	RECORD NO:	
DESIGNED BY:	TJ	022-678	
DATE:	JUNE 2024	AS SHOWN	SK-1

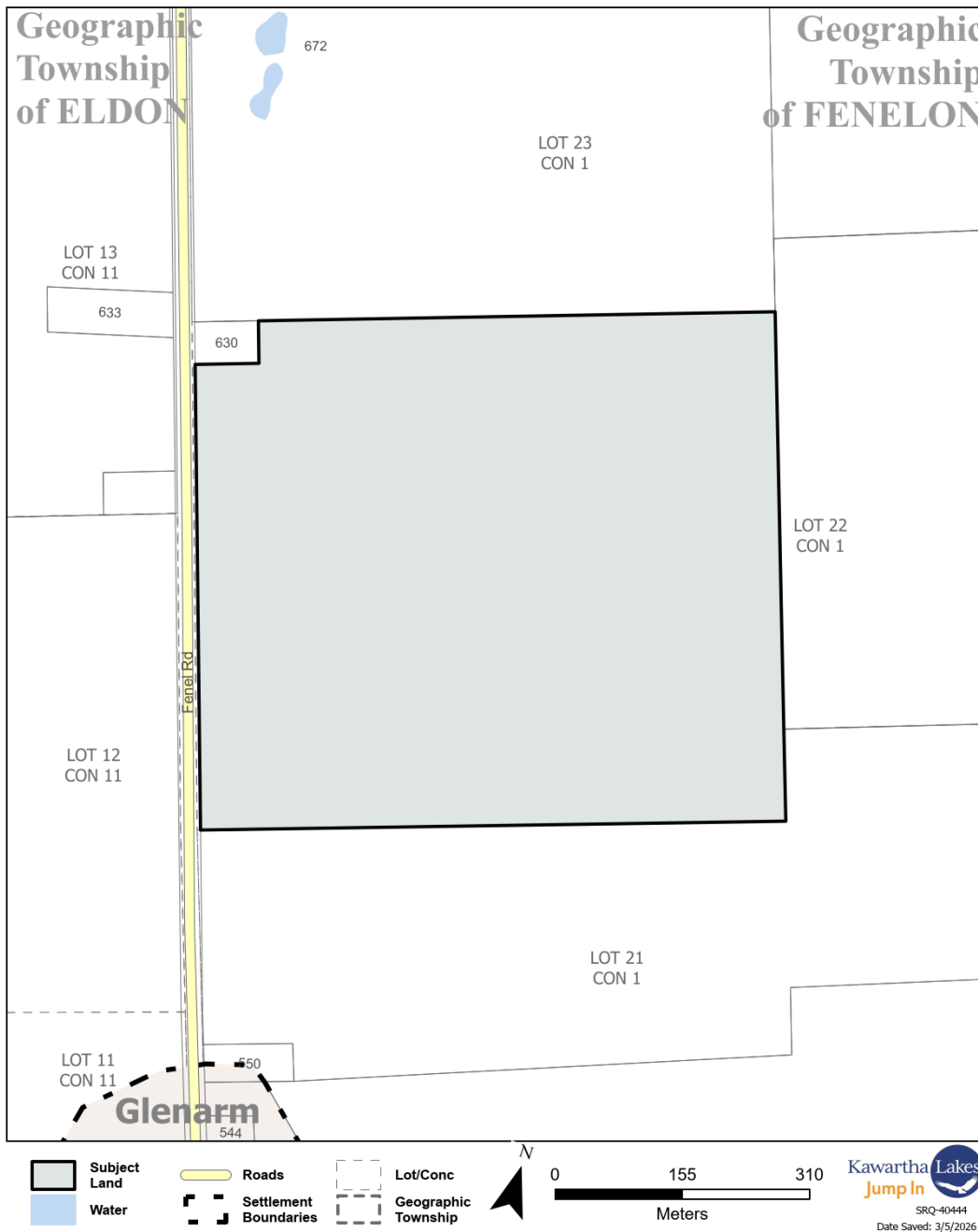
Concept Plan Detail



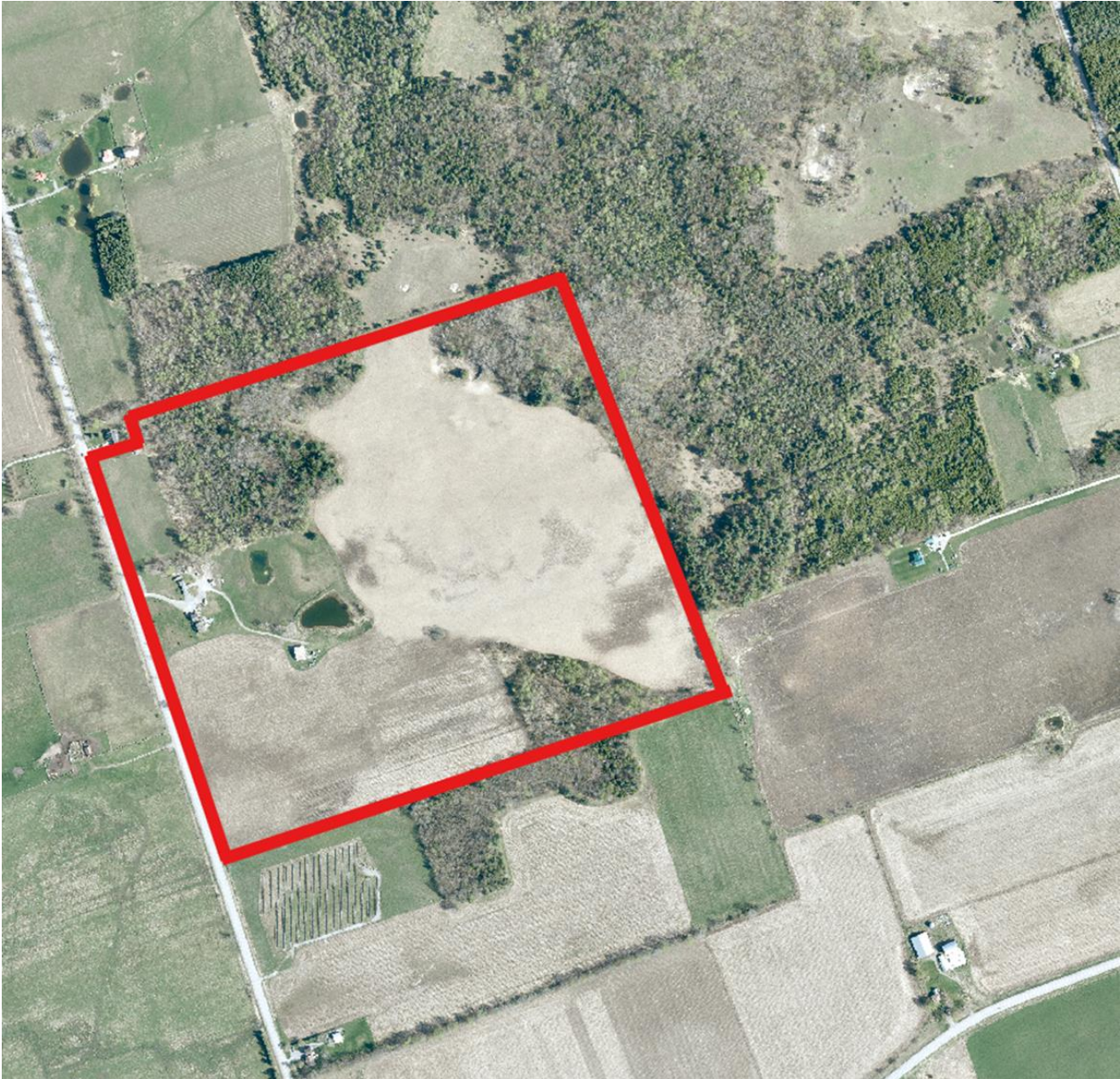
Schedule 2 – Site Mapping

Location Map

D06-2026-008



Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement, 2024 (PPS)

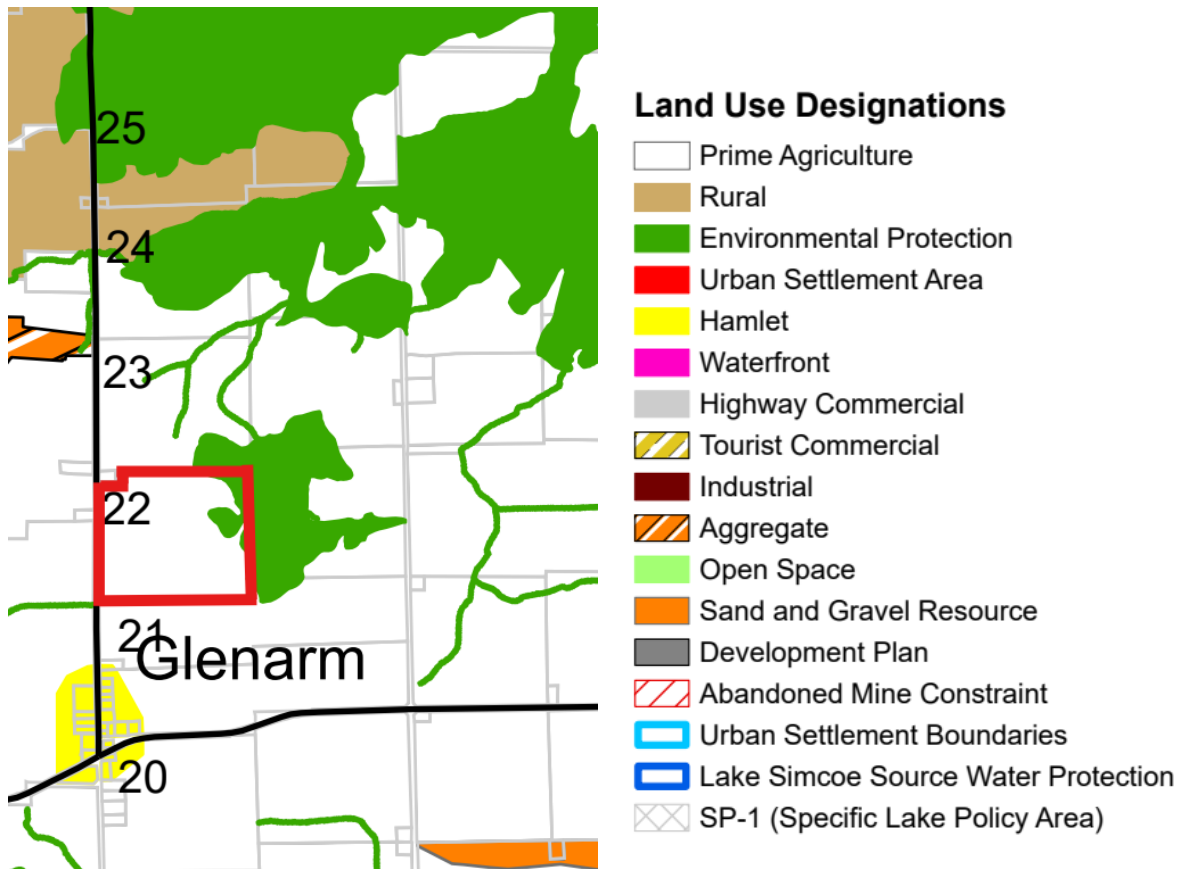
The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Official plans should coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial outcomes.

City of Kawartha Lakes Official Plan

The Official Plan is the City’s policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law.



Zoning By-Law Township of Fenelon

Zoning By-law 12-95

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

