



**Notice of the Adoption of an Official Plan
Amendment and the Passing of a Zoning
By-Law Amendment
The City of Kawartha Lakes**

**Muskoka D&M Corp
19, 39 and 67 West Street North
File Nos.: D01-2018-006 & D06-2018-028**

Take Notice That the Council of the City of Kawartha Lakes adopted Official Plan Amendment No. 32 to the City of Kawartha Lakes Official Plan through the passing of By-law No. 2020-045 on the 26th day of May, 2020 under Sections 17 and 22 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

And Take Notice That the Council of the City of Kawartha Lakes passed Zoning By-law No. 2020-046 on the 26th day of May, 2020 under Sections 34 and 36 of the Planning Act, R.S.O. 1990, as amended.

And Take Notice That pursuant to the provisions of Sections 17(36) and 34(19) of the Planning Act, any individual, corporation or public body may appeal in respect of the by-laws to the Local Planning Appeal Tribunal by filing a Notice of Appeal setting out written reasons in support of the appeal. Appellants must use "Appellant Form A1" available from the Environment and Land Tribunals Ontario website at www.elfto.gov.on.ca or the Planning Division, at the address noted below. A notice of appeal must be accompanied by a fee of \$600.00 if appealing both of the amendments or \$300.00 if appealing only one of the amendments. The payment must be in the form of a certified cheque or money order, made payable to the **Minister of Finance**. Each appeal **must** be filed with the City Clerk at City Hall, 26 Francis Street, Lindsay, ON K9V 5R8, on or before June 29th, 2020. Please refer to File Nos. D01-2018-006 & D06-2018-028 (Muskoka D&M Corp.).

And Take Notice That only individuals, corporations and public bodies may appeal an official plan amendment or zoning by-law amendment to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is the member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted or the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

In making its decision to adopt the Official Plan Amendment and pass the Zoning By-law Amendment, Council has considered all written and oral submissions made to Council before making its decision.

Official Plan Amendment No. 32 is exempt from further approval by the Minister of Municipal Affairs and Housing pursuant to Section 17(9) of the Planning Act, R.S.O. 1990 and Ontario Regulations 525/97 and 344/98. The decision of the Council of the City of Kawartha Lakes is final pursuant to Section 17(27) of the Planning Act, R.S.O. 1990, if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Description of Subject Lands:

The subject property is identified as 19, 39 and 67 West Street North, being Part of Lot 23, Concession 9, Parts 1 to 3, Plan 57R-8353, Parts 1 and 2, Plan 57R-2352, Lots 53-54, Part Third Street (Closed), Plan 190, geographic Township of Fenelon, City of Kawartha Lakes. These lands are shown on the Key Map as the 'Subject Land'.

The Purpose and Effect of By-Law Numbers 2020-045 and 2020-046

The purpose of the proposed Official Plan and Zoning By-law Amendments are to re-designate and rezone the lands from the "Urban Settlement – Fenelon Falls Fringe" area designation in the City of Kawartha Lakes Official Plan and the "Future Residential Development (FRD) Zone", "Rural Residential Type Three (RR3) Zone" and "Rural Residential Type Three Exception Fifteen (RR3-15) Zone" to an "Urban Settlement – Fenelon Falls Fringe" area designation with a "Special Policy" to permit a higher density residential development in the form of townhouse and apartment dwelling units and to an "Environmental Protection" designation with a "Special Policy" with development restrictions and protection of the shoreline area and to rezone to a "Holding - Multiple Residential (RM) Zone" category with site specific residential zone provisions and a "Holding - Environmental Protection Exception Eight (EP-8) Zone" category for restricted use and an enhanced shoreline buffer area and planting plan. The Holding (H) symbol is being applied to require an executed Site Plan Agreement, a Record of Site Condition and a Deeming By-law, if necessary to consolidate the shoreline lands with the balance of the lands.

The effect of the revised official plan and zoning amendments is to permit a residential condominium development with a density of 44 dwelling units per gross hectare consisting of four 3-unit townhouse blocks, one 4-unit townhouse block, two 5-unit waterfront townhouse blocks and two five-storey 30-unit apartment buildings with four residential floors and at grade parking below for a total of 86 dwelling units together with landscaped areas, private amenity areas and an internal road providing access to parking facilities. Access is proposed from West Street North with emergency access only from Bass Street. All habitable buildings will require a minimum 20 metre water setback and a 15 metre enhanced shoreline buffer area and planting plan is also required to be implemented.

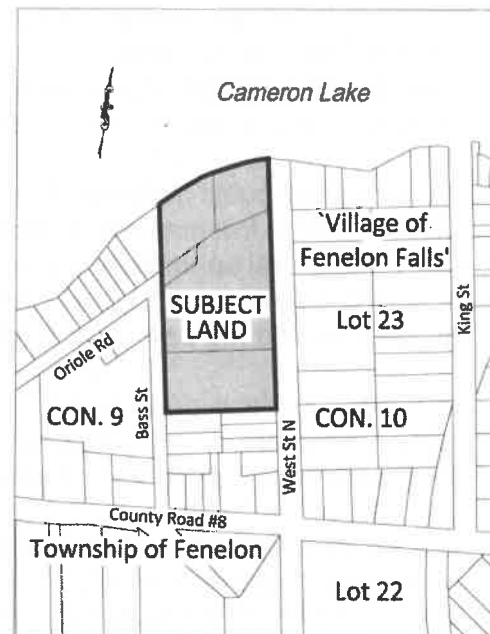
Key Map

Our records, at this time, indicate that the land which is subject of the Application for Official Plan Amendment and the Application for Rezoning is not subject of any other application under the Planning Act.

Additional Information relating to the Official Plan and Zoning By-law Amendments is available upon request via email. Please contact Mark LaHay, Planner II, mlahay@kawarthalakes.ca
Telephone: (705) 324-9411 ext. 1324
Fax: (705) 324-4027

Accessible formats and communication supports are available, upon request.

Dated at the City of Kawartha Lakes This 8th Day of June, 2020



Chris Marshall, Director of Development Services, City of Kawartha Lakes
180 Kent Street West, 2nd Floor, Lindsay, ON K9V 2Y6