The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2018-03
Wednesday, March 28, 2018
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor Brian Junkin
Councillor Rob Macklem
Councillor Gord Miller
Councillor Patrick O'Reilly
Councillor Heather Stauble
Councillor Andrew Veale
Mike Barkwell
Debbie Girard
Councillor Doug Elmslie

Accessible formats and communication supports are available upon request.

1. Call to Order and Adoption of Agenda

Chair O'Reilly called the meeting to order at 1:01 p.m. Mayor A. Letham, Councillors B. Junkin, R. Macklem, G. Miller, H. Stauble and A. Veale and M. Barkwell were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Supervisor of Development Engineering C. Sisson, and Planning Officer - Large Developments I. Walker were also in attendance.

Absent: D. Girard

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

Moved By Councillor Veale
Seconded By Councillor Macklem

That the agenda for the Wednesday, March 28, 2018 Planning Advisory Committee Meeting be adopted as circulated and with the following amendments:

Addition - Deputations:
Item 5.1
Amanda Dougherty, Landmark Associates Limited
Relating to Report PLAN2018-029 (Nichol)

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest noted.

3. Public Meeting

4. Business Arising from Public Meeting

5. Deputations

5.1 PC2018-03.5.1

Amanda Dougherty, Landmark Associates Limited
Relating to Report PLAN2018-029 (Nichol)
Item 7.2 on the Agenda

Ms. Dougherty spoke on behalf of the applicant, and thanked the committee for another opportunity to speak to application. She stated that they have reviewed the staff report, and are in agreement with the staff recommendation. As such she stated that they recommended that the committee adopt the staff recommendation.

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2018-003

Ian Walker, Planning Officer - Large Developments
An application to amend the Township of Verulam Zoning By-law to change the zone category to facilitate the creation of five (5) new residential lots for the property identified as Vacant Land on Rehill Drive, Verulam (Gurr)

Mr. Walker confirmed that a Public Meeting on this matter was held on August 16, 2017 in accordance with the Planning Act. He summarized the application, explaining that it proposes to change the zone category to facilitate the severance of five (5) residential lots within the Hamlet Settlement Area designation; and to retain the remainder of the lot as a rural residential lot which protects future agricultural uses. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report, noting that concerns raised regarding road condition are to be addressed by requiring a pre-work road survey to note any potential deficiencies caused by the construction. The survey will be a condition of consent, and will be included in the consent agreement. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

PAC2018-018
Moved By Councillor Miller
Seconded By Councillor Veale

That Report PLAN2018-003, respecting **Concession 3 Part of Lot 4, Geographic Township of Verulam, Gurr – Application D06-17-021**, be received;

That the zoning by-law amendment respecting application D06-17-021, substantially in the form attached as Appendix 'D' to Report PLAN2018-003, be approved and adopted by Council;

That in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

7.2 PLAN2018-029

Ian Walker, Planning Officer - Large Developments
An application to amend the Village of Bobcaygeon Zoning By-law to add a microbrewery as a permitted use and amend the development standards for the property identified as 30 King Street East, Bobcaygeon (Nichol)

Mr. Walker confirmed that a Public Meeting on this matter was held on December 6, 2017 in accordance with the Planning Act, and a subsequent report was brought forward to the February 14, 2018 Planning Advisory Committee meeting. He summarized the application, explaining that it proposes to change the zone category from the Central Commercial (C1) Zone to a Central Commercial Exception ** (C1-S**) Zone on this property. The intent of the change is to permit a microbrewery as a permitted use, and to amend some of the development standards for the property subject to this application. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report, noting that previous drainage concerns raised by the City's Engineering Division have now been addressed. Staff are recommending that the application be put forward to Council for approval. Mr. Walker and Ms. Sisson responded to questions from Committee members.

PAC2018-019
Moved By Mayor Letham
Seconded By Councillor Macklem

That Report PLAN2018-029, respecting **Plan 11, Range 7 Part of Lot 9 East William Street, Former Village of Bobcaygeon, Nichol – Application D06-17-030**, be received;

That the zoning by-law amendment respecting application D06-17-030, substantially in the form attached as Appendix 'C' to Report PLAN2018-029, be approved and adopted by Council;

That in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

8. Adjournment

Moved By Councillor Veale
Seconded By Councillor Junkin

That the Planning Advisory Committee Meeting adjourn at 1:20 p.m.

Carried

Recommendations made at the March 28, 2018 Planning Advisory Committee Meeting:

PAC2018-018
Moved By Councillor Miller
Seconded By Councillor Veale

That Report PLAN2018-003, respecting **Concession 3 Part of Lot 4, Geographic Township of Verulam, Gurr – Application D06-17-021**, be received;

That the zoning by-law amendment respecting application D06-17-021, substantially in the form attached as Appendix 'D' to Report PLAN2018-003, be approved and adopted by Council;

That in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

PAC2018-019
Moved By Mayor Letham
Seconded By Councillor Macklem

That Report PLAN2018-029, respecting **Plan 11, Range 7 Part of Lot 9 East William Street, Former Village of Bobcaygeon, Nichol – Application D06-17-030**, be received;

That the zoning by-law amendment respecting application D06-17-030, substantially in the form attached as Appendix 'C' to Report PLAN2018-029, be approved and adopted by Council;

That in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried