

The Corporation of the City of Kawartha Lakes
Minutes
Planning Advisory Committee Meeting

PC2018-07
Wednesday, July 4, 2018
1:00 P.M.
Victoria Room
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

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 and D. Girard were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Supervisor of Development Planning S. Rea, Supervisor of Policy Planning L. Barrie, Planning Officer - Large Developments I. Walker, Economic Development Officer L. Newton and Planners II A. Kalnina and D. Harding were also in attendance.

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present, and noted that as Council Chambers was under construction, that the Victoria Room would be used for future meetings until renovations are complete.

Moved By Councillor Miller

Seconded By Councillor Veale

That the agenda for the Wednesday, July 4, 2018 Planning Advisory Committee Meeting be adopted as circulated.

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest noted.

3. Public Meeting

The Chair stated that, as required under the Planning Act, a public meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2018-051

Community Improvement Plan

Leah Barrie, Policy Planning Supervisor

The Chair requested staff to advise on the manner of giving notice for the proposed Community Improvement Plan (CIP). He also asked staff to briefly describe the proposal.

Ms. Barrie and Ms. Kalnina presented an overview of the draft Community Improvement Plan (CIP). They stated that their recommendation is to receive their report and draft CIP in today's meeting, and that a further version

incorporating the public comments received during the public meeting would be presented to the committee in August. Their overview included a summary of the background and legal context, information about the proposed CIP, the application process, administration requirements, and the next steps for the program. Ms. Barrie responded to questions from the members of the committee.

The Chair inquired if anyone wished to speak to the application.

Chris Appleton spoke as a member of the Fenelon Falls Downtown Revitalization group. He encouraged the committee to support the plan, and ensure it was well funded so that it wouldn't become a shelf-program. He also expressed concern about the timing of how the various funding options might be rolled out to ensure fairness to potential applicants. He noted that some derelict building owners might have difficulty securing loans, so some consideration should be given to them.

William Bateman, spoke as the Chairperson of the Kawartha Lakes Municipal Heritage Committee. He sought clarity on the matter if the CIP funding programs would be made available to only properties with a Heritage designation, or also properties within Heritage Conservation Districts.

John Kintare spoke on behalf of the Peterborough and Kawarthas Home Builders Association. He stated that many of their member companies are facing long timelines and heavy workloads, and are booking work 8 and 12 months in advance, and as such, reputable builders may have difficulty committing to quick timelines of the CIP. He also questioned on whether staff had set a targeted timeline for the intake and approval of applications. Finally, he asked that provisions be put in place to ensure that the CIP work is being done by reputable, licenced, and tax-paying contractors with appropriate insurance, and safety certifications.

Paul Reeds, spoke as the Chairperson of the Kawartha Lakes Community Futures Development Corporation, and stated that they are pleased to bring \$500,000.00 to the community. He stated that there were a number of efforts to make the funding as simple as possible so that they can assist where they can.

Ron Cork, presented questions regarding the sources for the funding options, and securities for the loans.

Melissa McFarland, spoke on behalf of the Lindsay Downtown Business Improvement Area. She stated that many members have been waiting on the

CIP to start projects, such as renovating 3rd floor spaces into residential units. She stated that they would like to see a streamlined process for building permits, and minor variance applications to ensure a smooth process.

No other persons spoke to the application.

The committee recessed at 2:14 p.m. and reconvened at 2:21 p.m.

3.2 PLAN2018-060

An application to amend the Township of Ops Zoning By-law 93-30 to prohibit the following on the proposed retained agricultural land: (1) residential use and (2) livestock within any of the existing buildings at 417 Fieldside Road (Walker) David Harding, Planner II

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Harding confirmed that the required notice was given in accordance with the Planning Act: letters were circulated to each owner of land within 500 meters of the subject property, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to (as per the provisional consent) sever an approximately 0.98 hectare (2.4 acre) residential lot containing a single detached dwelling and garage, and retain approximately 41.72 hectares (102.6 acres) of agricultural land. The retained land will be consolidated with non-abutting agricultural land belonging to the same farm operation. The dwelling on the land to be severed is considered surplus to the agricultural operation as a result a consolidation of farm land. The agricultural land to be retained is to be rezoned to prohibit residential use and to prohibit the existing barn from being used to house livestock. The application conforms to the 2017 Growth Plan and the City of Kawartha Lakes Official Plan and is consistent with the 2014 Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from the Chippewas of Rama First Nation with no concerns. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application, however the applicant was not available.

The Chair inquired if anyone wished to speak to the application.

No other persons spoke to the application.

The Public Meeting concluded at 2:28 p.m.

4. Business Arising from Public Meeting

4.1 Item 3.1

PAC2018-032

Moved By Councillor Macklem

Seconded By Councillor Miller

Recommend that Report PLAN2018-051, Community Improvement Plan, be received; and,

That the draft CIP be referred back to Staff pending the outcome of the public consultation component, and that any revisions to the draft CIP be brought back to a subsequent Planning Advisory Committee meeting.

Carried

4.2 Item 3.2

PAC2018-033

Moved By Councillor Veale

Seconded By D. Girard

Recommend that Report PLAN2018-060, respecting East Half of Lot 22, Concession 7, geographic Township of Ops, and identified as 417 Fieldside Road – Application D06-2018-018, be received;

That a Zoning By-law Amendment respecting application D06-2018-018, substantially in the form attached as Appendix D to Report PLAN2018-060, be approved and adopted by Council; and

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

Carried

5. Deputations

5.1 PC2018-07.5.1

Stephen Bedford

Relating to Report PLAN2018-057, Item 7.1 on the Agenda

Mr. Bedford spoke on behalf of the applicant for Report PLAN2018-057, and stated that they have reviewed the report, and are pleased with the recommendation. He provided an overview of the current land uses, and noted the plans that support the initiatives of the application. He noted that they would proceed with the commercial entrance as per the MTO requirements, and that the application would have minimal impact on surrounding farms in the areas of high water usage, light pollution and noise. He stated that they would implement the recommendations of the noise consultant. Overall he stated that the application represents good planning, and he recommended the applications be forwarded to Council for approval. He responded to questions from the members of the Committee.

Moved By Councillor Veale

Seconded By Councillor Miller

That the deputation of Stephen Bedford, regarding Report PLAN2018-057 (Item 7.1 on the Agenda), be received.

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2018-057

Applications to amend the City of Kawartha Lakes Official Plan and the Township of Manvers Zoning By-law to permit a variety of on-farm diversified uses on land identified as 804 Highway 7A (Sutcliffe)

Sherry L. Rea, Development Planning Supervisor

Ms. Rea confirmed that a Public Meeting on this matter was held on April 11, 2018 in accordance with the Planning Act. She summarized the application, explaining that it proposes to recognize the occurring value-added uses, on-farm diversified uses and agri-tourism uses on the farm. The area of the agricultural parcel is 39 ha. She stated that these applications propose to amend the Prime Agricultural designation in the City of Kawartha Lakes Official Plan to include a Special Provision to permit on-farm diversified uses and to change the zone category from the Rural General (A1) Zone to the Rural General Exception Thirty-Seven (A1-S37) Zone. She noted that staff reviewed the Planning Justification Report prepared by Stephen Bedford Consulting in support of the official plan and zoning by-law amendments and generally accepts the planning rationale with respect to conformity with the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and consistency with the 2014 Provincial Policy

Statement (PPS). Ms. Rea summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received past the deadline for the amended agenda from John Dell, and Kathy Morton (as circulated to the members of the committee). Mr. Dell noted in his correspondence ongoing concerns regarding consistency with the PPS, noise, municipal law enforcement, proposed additional cabins, and removal of land for development. Ms. Morton noted in her correspondence issues regarding value-added uses of an agricultural property, agri-tourism uses, projected noise, intended uses, and possible rezoning solutions similar to her property. Staff are recommending that the applications be forwarded to Council for approval. Ms. Rea and Mr. Marshall responded to questions from Committee members.

PAC2018-034

Moved By Mayor Letham

Seconded By Councillor Miller

Recommend that Report PLAN2018-057, respecting Part of Lot 13, Concession 7, geographic Township of Manvers and identified as 804 Highway 7A, Application Nos. D01-2018-004 and D06-2018-013 be received;

That a By-law to adopt Official Plan Amendment Application D01-2018-004 respecting Part Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2018-057, be approved and adopted by Council;

That a Zoning By-law Amendment Application D06-2018-013 respecting Part Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lakes, substantially in the form attached as Appendix E to Report PLAN2018-057, be approved and adopted by Council; 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 D. Girard

Seconded By Councillor Macklem

That the Planning Advisory Committee Meeting adjourn at 3:26 p.m.

Recommendations made at the July 4, 2018 Planning Advisory Committee Meeting:

PAC2018-032

Moved By Councillor Macklem

Seconded By Councillor Miller

Recommend that Report PLAN2018-051, Community Improvement Plan, be received; and,

That the draft CIP be referred back to Staff pending the outcome of the public consultation component, and that any revisions to the draft CIP be brought back to a subsequent Planning Advisory Committee meeting.

PAC2018-033

Moved By Councillor Veale

Seconded By D. Girard

Recommend that Report PLAN2018-060, respecting East Half of Lot 22, Concession 7, geographic Township of Ops, and identified as 417 Fieldside Road – Application D06-2018-018, be received;

That a Zoning By-law Amendment respecting application D06-2018-018, substantially in the form attached as Appendix D to Report PLAN2018-060, be approved and adopted by Council; and

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

PAC2018-034

Moved By Mayor Letham

Seconded By Councillor Miller

Recommend that Report PLAN2018-057, respecting Part of Lot 13, Concession 7, geographic Township of Manvers and identified as 804 Highway 7A, Application Nos. D01-2018-004 and D06-2018-013 be received;

That a By-law to adopt Official Plan Amendment Application D01-2018-004 respecting Part Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2018-057, be approved and adopted by Council;

That a Zoning By-law Amendment Application D06-2018-013 respecting Part Lot 13, Concession 7, geographic Township of Manvers, now City of Kawartha Lakes, substantially in the form attached as Appendix E to Report PLAN2018-057, be approved and adopted by Council; and

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