The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2019-04
Wednesday, April 10, 2019
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Tammy Smith
Jason Willock

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 1:00 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and A. Veale and M. Barkwell, T. Smith, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Manager of Planning R. Holy, Supervisor of Development Planning S. Rea, Planners II M. LaHay and J. Wong, and Municipal Law Enforcement Officer T. Hickey were also in attendance.

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

PAC2019-024
Moved By Mayor Letham
Seconded By M. Barkwell

That the agenda for the Wednesday, April 10, 2019 Planning Advisory Committee Meeting be adopted as circulated.

Carried

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 PLAN2019-020

Janet Wong, Planner II
An application to amend the Township of Eldon Zoning By-law 94-14 on land described as Lots 30, 31, and 32, Concession 1, geographic township of Eldon, identified as vacant land south side Rohallion Road - 676249 Ontario Ltd

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.

Ms. Wong confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was

posted on the subject property. She summarized the application, explaining that it proposes to allow 0.8 ha. of the 201 ha. property to be used for an explosives storage depot to service a number of local quarries in the City of Kawartha Lakes as well as Township of Ramara. A blasting contractor (Maxam) will have a small mobile office trailer, magazine, and equipment storage units on site from which about five staff will operate with possible expansion to ten staff. The application conforms to the Growth Plan and the City of Kawartha Lakes Official Plan, and is consistent with the Provincial Policy Statement, as it would not be appropriate to propose storing explosives in an urban environment. Ms. Wong summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from the City of Kawartha Lakes Agriculture Development Officer who expressed no concerns, and Kawartha Conservation who also noted no concerns, but identified that the City should contact the Ministry of the Environment, Conservation and Parks regarding any potential bird species at risk in the area. Additional public comments were also received from Sandra Southwell expressing concerns with the quarry development in the area and the security of the proposal and by Jennifer Litton expressing concerns with the entrance location. Staff are recommending that the application be referred back to staff until such time that all commenting agencies and public concerns have been addressed. She responded to questions from Committee members.

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

Greg Sweetnam of James Dick Construction Ltd, spoke on behalf of the applicant. He noted that the proposed location makes sense due to its proximity to local quarries, and the unsuitability to locate explosives in typical industrial parks. He stated that they are working with the blasting contractor Maxam, after they approached them to locate the facility at the site. He responded to questions from Committee members.

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

Douglas Willcock, of 98 Canal Road, expressed a number of concerns with the application including poor notice signage location, questions of ownership and insurance responsibility, potential shockwave distances from the site, security of the site, distance from police and ambulance services, and safety to cattle and wild animals. He concluded by stating that he believes the site location should be in Ramara Township, and that he and his family do not support the application.

Marlene Robertson, of 23 Duncan Drive, noted several concerns including security of the site, proximity to protected species of birds (like the Loggerhead

Shrike, and owls), and poor notice signage location. She also expressed that she believe the site would be better located along Highway 12 in Ramara Township, closer to the James Dick Construction quarry.

Jennifer Litton, of 120 Bolsover Road, shared her concerns with the application including, poor notice signage location, explosive haulage routes to and from the site, the size of the vehicles transporting the explosives, and security for the perimeter of the site. She recommended that the site be located closer to the quarries in Ramara Township.

The Chair permitted Mr. Sweetnam to respond to the public concerns noting that James Dick Construction and Maxam would hold the insurance for the site, and he detailed the security provisions of the storage building. He stated that trucks carrying explosives would not utilize the Bolsover area bridge crossings.

No other persons spoke to the application.

3.2 PLAN2019-022

Sherry L. Rea, Development Planning Supervisor
An application to amend the Township of Verulam Zoning By-law 6-87 on lands described as Part Lot 26, Concession 6, geographic township of Verulam, identified as 36 Walker's Road - McGale & Ashby

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.

Ms. Rea confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and that a sign (which appeared to have been tampered with during the posting period) was posted on the subject property in accordance with the Planning Act. She summarized the application, explaining that it proposes to extend the temporary use on a portion of the property for the staging of outdoor role playing games including the hosting of Live Action Role Playing (LARP) games for commercial purposes. No permanent buildings or structures are proposed; however, the use of a temporary parking lot with grass surface would also be extended. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. 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 from Larry Junkin noting concerns with the placement of the notice sign, and Bruce Dewey expressed his belief that the

lands are agricultural. Staff are recommending that the application be referred to Council for approval. Ms. Rea and Mr. Hickey responded to questions from Committee members.

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

Kevin Duguay spoke on behalf of the owner and applicant as he is the land use planner that has been retained for the forthcoming permanent rezoning application. He noted that this application presents a unique resource based opportunity of an existing successful business, that cannot have a negative impact on the surrounding area. He considered the concern with the signage, and believes no additional notice would be required. He noted some changes that will be forthcoming in the permanent application that are not being considered today as part of the temporary extension of the rezoning and that he believes the conclusions in the current staff report are valid. Mr. Duguay and Mr. Ashby responded to questions from Committee members.

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

Larry Junkin, spoke on behalf of a number of concerned residents in the area and expressed a number of concerns with the application. He noted concerns with the extension of time for longer use on the weekends, noise levels, camping on the property, risk of environmental damage to significant woodland and fish habitat in Hawkers Creek, cabin construction requests, and regular investigations from Municipal Law Enforcement. He also noted that the original traffic and environmental studies submitted 3 years ago, do not address the changes applied for in the temporary extension, and that he believes that Kawartha Conservation should be able to respond.

No other persons spoke to the application.

3.3 PLAN2019-023

Mark LaHay, Planner II
An application to amend the Township of Emily Zoning By-law 1996-30 on lands described as Block C, Plan 466, geographic township of Emily, identified as 19 Cardinal Road - Dalrymple

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. LaHay confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the northwestern portion of the property to change the previous community facility use to permit a single detached dwelling along with permitted residential accessory uses and rezone the balance of the property to not permit development within the environmentally protected area, which is composed of wetland and woodland. Conformity to the Growth Plan and consistency with the Provincial Policy Statement will be determined upon receipt of comments from the Otonabee Conservation Authority. Mr. LaHay 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 property owners of 13 and 15 Cardinal Road regarding adverse possession use rights and environmental concerns. Staff are recommending that the application be referred back to staff for further review. He responded to questions from Committee members.

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

Dan Stone of Thorstone Consulting Services spoke as the applicant. He presented a brief overview of the history and the property (including existing liability concerns of the existing in ground pool on the property) and the proposed uses noting that under 1/2 an acre is proposed for residential uses, while the remaining 2.6 acres will be protected from future development. He noted that he has received concerns from neighbouring property owners, and looks forward to addressing any potential concerns brought forward by the Conservation Authority regarding environmental issues and the Curve Lake First Nations regarding any archaeological factors.

David Dalrymple, property owner, read his letter of support for the proposal. His letter noted that while common ownership of the property had occurred in the past, the property has been in private ownership since 2013. He stated in its existing state, a significant number of trespassers have damaged the property, and that this application intends to clean up the site, provide greater control over appropriate land access to the lot, and provide protection to the environmental features of the property.

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

Karl Seidel, of 17 Cardinal Drive, noted his concerns with the receipt of the official notice, and at this time, he wasn't in a position to elaborate his views. He noted that he is satisfied that things are moving in the right direction with 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 (PLAN2019-020)

PAC2019-025
Moved By M. Barkwell
Seconded By Councillor Veale

That Report PLAN2019-020, respecting Lots 30, 31, and 32, Concession 1,Township of Eldon, and identified as vacant land south side of Rohallion Road, 676249 Ontario Ltd – Application D06-2019-004, be received; and

That the proposed Zoning By-law Amendment respecting Application D06-2019-004, be referred back to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments and that any comments and concerns have been addressed.

Carried

4.2 Item 3.2 (PLAN2019-022)

PAC2019-026
Moved By Mayor Letham
Seconded By Councillor Seymour-Fagan

That Report PLAN2019-022, respecting Part Lot 26, Concession 6, geographic Township of Verulam and identified as 36 Walker’s Road; Application No. D06-2019-006, be received;

That a Zoning By-law Amendment respecting Application D06-2019-006 respecting Part Lot 26, Concession 6, geographic Township of Verulam, substantially in the form attached as Appendix C to Report PLAN2019-022, be approved and adopted by Council;

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

That Section 34 (17) of the Planning Act apply, and that no additional notice be given to this application.

Carried

4.3 Item 3.3 (PLAN2019-023)

PAC2019-027
Moved By Councillor Veale
Seconded By T. Smith

That Report PLAN2019-023, respecting Block C, Plan 466, geographic Township of Emily, City of Kawartha Lakes, Application No. D06-2019-005, be received; and

That Zoning By-law Amendment Application D06-2019-005, Block C, Plan 466 geographic Township of Emily, City of Kawartha Lakes, be referred back to staff for further review and processing until such time that all comments have been received from all circulated Agencies and any other concerns or issues have been addressed.

Carried

5. Deputations

6. Correspondence

7. City of Kawartha Lakes Reports

8. Adjournment

PAC2019-028
Moved By J. Willock
Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 2:29 p.m.

Carried