

The Corporation of the City of Kawartha Lakes

Agenda

Planning Advisory Committee Meeting

PC2019-05

Wednesday, May 1, 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	
2.	Declarations of Pecuniary Interest	
3.	Public Meeting	
3.1	PLAN2019-024	3 - 16
	David Harding, Planner II An application to amend the Town of Lindsay Zoning By-law 2000-75 for the property described as Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, identified as 3 St. David Street and 4 Riverview Road - 2523609 Ontario Inc.	
3.2	PLAN2019-025	17 - 27
	Quadri Adebayo, Planner II An application to amend the Township of Bexley Zoning By-law 93-09 for the property described as Part of Lots 37 and 38, North-West Bay Range, Concession 7, Geographic Township of Bexley, identified as 22 Bayview Lane and Part of 1266 North Bay Drive - Mathews and Weind	
4.	Business Arising from Public Meeting	
5.	Deputations	
6.	Correspondence	
7.	City of Kawartha Lakes Reports	
8.	Adjournment	

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2019-024

Date: May 1, 2019
Time: 1:00 p.m.
Place: Council Chambers
Public Meeting

Ward Community Identifier: Ward 7 – Lindsay

Subject: An application to amend the Town of Lindsay Zoning By-law 2000-75 to rezone the property to permit the construction of a four (4) storey, forty (40) unit apartment building and apply any applicable development standards. The property is described as Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, City of Kawartha Lakes, identified as 3 St. David Street and 4 Riverview Road (2523609 Ontario Inc.) – Planning File D06-2019-001.

Author and Title: David Harding, Planner II

Recommendations:

That Report PLAN2019-024, respecting Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, City of Kawartha Lakes, identified as 3 St. David Street and 4 Riverview Road – Planning File D06-2019-001, be received; and

That Zoning By-law Amendment application D06-2019-001 be referred back to staff to address issues raised through the public consultation process and for further review and processing until such time as all comments have been received from all circulated Agencies and City Departments and that any comments and concerns have been addressed.

Department Head:

Legal/Other:

Chief Administrative Officer:

Background:

The applicant has submitted a rezoning application to permit the construction of a four (4) storey, forty (40) unit apartment building and amend any applicable development standards in the Zoning By-law. The proposed site plan, building elevations, and 3-D building renderings are contained in Appendices C to E of this report.

The proposed building is L-shaped, and located on the eastern half of the subject property. The building will run along most of the property's St. David Street frontage and about half of the Riverview Road frontage. Recessed balconies are proposed on nearly all walls. Balconies are not proposed on the north wall closest to the residential lots on King Street. The building is proposed to be clad in a variety of different complimentary materials (including stone, brick and wood siding). Additionally, a hip roof rather than flat roof design is proposed.

Access to the property is proposed via Riverview Road. The west half of the property is proposed as surface parking. The main entrance to the building is proposed from the internal courtyard which will face the parking lot.

The applicant has submitted the following documentation in support of the application, which has been circulated to various City Departments and commenting Agencies for review:

1. Site Plan by TD Consulting dated November 2017.
2. Topographic Survey prepared by Ivan B. Wallace Ontario Land Surveyor Ltd. Dated February 8, 2017.
3. Planning Justification Report prepared by EcoVue Consulting Services Inc. dated December 20, 2017. This document discusses the appropriateness of the application in the context of the Growth Plan (2017), Provincial Policy Statement (2014), applicable Official Plan and Zoning By-law.
4. Urban Design Brief prepared by Studio K Architects Inc. dated June 2018. This document analyses compatibility of the building's design with neighbourhood's existing built form.
5. Schematic Site Model prepared by Studio K Architects Inc. dated December 6, 2016. This document shows the project's proposed appearance and general building floorplans.
6. Site Grading Plan prepared by BaseTech Consulting Inc. dated January 2017.
7. Site Servicing Plan prepared by BaseTech Consulting Inc. dated November 2017.
8. Functional Servicing Report prepared by BaseTech Consulting Inc. dated November 2017.

9. Stormwater Management Brief prepared by BaseTech Consulting Inc. dated November 2017.
10. Traffic Impact Assessment Brief prepared by Tranplan Associates, Toronto dated February 2017.
11. Stage 1 and 2 Archaeological Assessment prepared by Earthworks Archaeological Services Inc. dated January 25, 2017.

Owner: 2523609 Ontario Inc.

Applicant: Tom DeBoer, TD Consulting

Legal Description: Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, now City of Kawartha Lakes

Official Plan: Residential in the Town of Lindsay Official Plan

Zone: Residential Two (R2) Zone, in the Town of Lindsay Zoning By-law 2000-75, as amended

Site Size: 0.65 hectares

Site Servicing: Municipal water and sewer with storm sewer in St. David Street road allowance.

Existing Uses: Low Rise Residential – 2 single detached dwellings

Adjacent Uses: North: Low Rise Residential
East: Low Rise Residential
South: Scugog River, Victoria Rail Trail, Vacant Residential Land
West: Low Rise Residential

Rationale:

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2017 (GP):

The Growth Plan (GP) provides that growth should be directed towards settlement areas, and utilize existing or planned infrastructure. The subject property is located within the Lindsay Urban Settlement Area.

The GP contains policies to facilitate the development of settlement areas as complete communities, which are intended to provide a wide assortment of uses and densities to support the daily needs of all residents.

The property is also located within the delineated built boundary of the Lindsay settlement area. The GP promotes intensification within the built boundary in order to achieve complete communities through: facilitating a diverse mix of land uses, including residential and employment uses, encouraging convenient access to local stores, services, and public service facilities, and providing a diverse range and mix of housing options, including affordable housing.

This application facilitates the efficient use of existing infrastructure within a designated settlement area and contributes to the achievement of complete communities through compact built form in a built-up area.

Review of the supporting documentation by other City Departments and external review agencies is ongoing. Once comments have been received from all circulated offices, analysis can be performed on whether the project as presented conforms with the GP.

Provincial Policy Statement, 2014 (PPS):

The subject property is within a settlement area. The PPS requires planning authorities to manage and direct growth, development, and intensification to settlement areas in order to achieve the efficient use of land, municipal services and infrastructure and to promote vitality. Settlement areas are to contain a density and mix of housing types, which amongst other things are transit-supportive.

The subject property borders St. David Street (a collector road), is less than two blocks south of an arterial road (Queen Street), and has ready access to transit. The Lindsay Transit Blue Line runs on St. David Street and there are two bus stops the route within walking distance to the subject property: one located at the southeast corner of St. David Street and Riverview Road, and the second at the southeast corner of St. David Street and King Street.

As the subject property is within an existing built-up area of Lindsay, the project proposes to tie into the existing municipal servicing network.

Further, the application proposes intensification within a built-up area. Planning authorities are directed to promote opportunities for intensification where it can be suitably accommodated. The existing parcel contains two single detached dwellings on 0.65 hectares of land, which results in a density of 3.1 dwelling units per hectare. The proposal would increase the density to approximately 61.6 dwelling units per hectare.

The PPS provides that planning authorities are to consider all forms of housing at a mix of densities to meet the needs and requirements of current and future residents. This application proposes to increase the available apartment housing stock within Lindsay.

The PPS also directs municipalities to plan healthy active communities, which includes providing residents with access to natural settings like parklands, trails and shorelines. The development is proposed directly across the street from a section of the Victoria Rail Trail that runs beside the Scugog River. This riverside trail connects to municipal parks on the east side of the river that lie to the northwest and south of the subject property as well as to points beyond Lindsay. There are also two pedestrian bridge crossings that link the rail trail to park spaces on the west side of the river.

Review of the supporting documentation by other City Departments and external review agencies is ongoing. Once comments have been received from all

circulated offices, analysis can be performed on whether the project as presented is consistent with the PPS.

Town of Lindsay Official Plan (OP):

Land Use Designation: Residential

As the Lindsay Secondary Plan is under appeal, the policies of the Town of Lindsay Official Plan (OP) remain applicable. The designation anticipates a variety of residential uses at a variety of densities.

The OP through policies 2.4.2 and 2.4.3 provides for the establishment of a range of housing options to meet the needs of residents with diverse abilities, ages and incomes.

Under Policy 4.1.2.2 of the OP, the proposal is considered medium density residential development as it is no greater than 4 storeys in height and does not exceed a density of 62 dwelling units per gross hectare. Medium density residential development proposals are subject to a series of criteria.

Full conformity with the medium density residential development criteria, as well as other applicable policies within the OP will be further identified and analyzed in conjunction with any comments which arise from the public meeting.

Therefore, conformity with the OP will be fully analyzed and presented in a subsequent report.

While the Lindsay Secondary Plan (Secondary Plan) is appealed to the Local Planning Appeal Tribunal and is not in effect, conformity with this document will also be reviewed to determine whether the proposal is consistent with Council's direction for the area. Within the Secondary Plan the property is designated Residential. The Residential designation also permits for a wide assortment of housing types and densities subject to certain criteria.

Zoning By-law Compliance:

The subject property is zoned Residential Two (R2) Zone, in the Town of Lindsay Zoning By-law 2000-75. The R2 Zone does not permit a density greater than that of a single detached dwelling.

A more thorough analysis of the proposal will be conducted to identify the most suitable zone category and provisions for the proposal based upon comments received from the circulation of the application to commenting agencies as well as comments received at the public meeting.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Local Planning Appeal Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendations to the 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life
- A Healthy Environment

This application aligns with the exceptional quality of life and healthy environment strategic goals as a medium density residential building is proposed in an existing built-up area with ready access to services such as transit and parks.

Servicing Comments:

The property is within the Lindsay municipal service area and is connected to the sanitary sewer and water services. Stormwater sewer services are located within the St. David Street road allowance.

Consultations:

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. The applicant also held an open house on March 28, 2019.

To date we have received comments from Enbridge Gas Inc., and the Building Division and they have no objection to the proposal.

Engineering and Corporate Assets Department has advised that additional time is required to review the proposal.

No comments were received from the public as of the date of writing of this report.

Development Services – Planning Division Comments:

The appropriate documents in support of the application have been submitted and circulated to the appropriate Agencies and City Departments for review and comment. At this time, comments have not been received from all circulated Agencies and City Departments and no comments have been received from the public.

Through the review of the application, particular attention and analysis will be paid to building's placement and design to ensure the least impact to the function and privacy of the rear yards of the abutting residential lots. Placement and design are of particular importance in order to ensure compatibility between low

and medium density built form. Review will also be undertaken to assess the proposed buffering techniques to transition between the low rise residential lots backing onto the subject property and the proposed parking lot and building.

The appearance and proximity of the proposed building to the roads will also be reviewed to ensure the building provides the greatest contribution to neighbourhood character. To this end, review will also be performed on whether the massing the building proposes is appropriate.

The Arts Culture Heritage and Development Officer will also be consulted to determine whether one or both dwellings on the subject property contain architectural features which may be of heritage value to the community, and if so, what the appropriate measures are to be undertaken to ensure the conservation of the built heritage resource(s).

Engineering and Corporate Assets Department will review the proposal to determine the suitability of the traffic impact assessment and whether sufficient servicing exists within the neighbourhood to support the proposal.

Conclusion:

In consideration of the comments and analysis contained in this report, staff respectfully recommends the proposed Zoning By-law Amendment application be referred back to staff for further review and processing until such time as comments have been received from all circulated Agencies and City Departments, that any comments and concerns raised by the public have been addressed, and a full planning analysis of the proposal has been conducted.

Attachments:

Appendix 'A' – Location Map



Appendix A to
PLAN2019-024.pdf

Appendix 'B' – Aerial Photograph



Appendix B to
PLAN2019-024.pdf

Appendix 'C' – Proposed Site Plan



Appendix C to
PLAN2019-024.pdf

Appendix 'D' – Building Elevations



Appendix D to
PLAN2019-024.pdf

Appendix 'E' – 3D Renderings



Appendix E to
PLAN2019-024.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

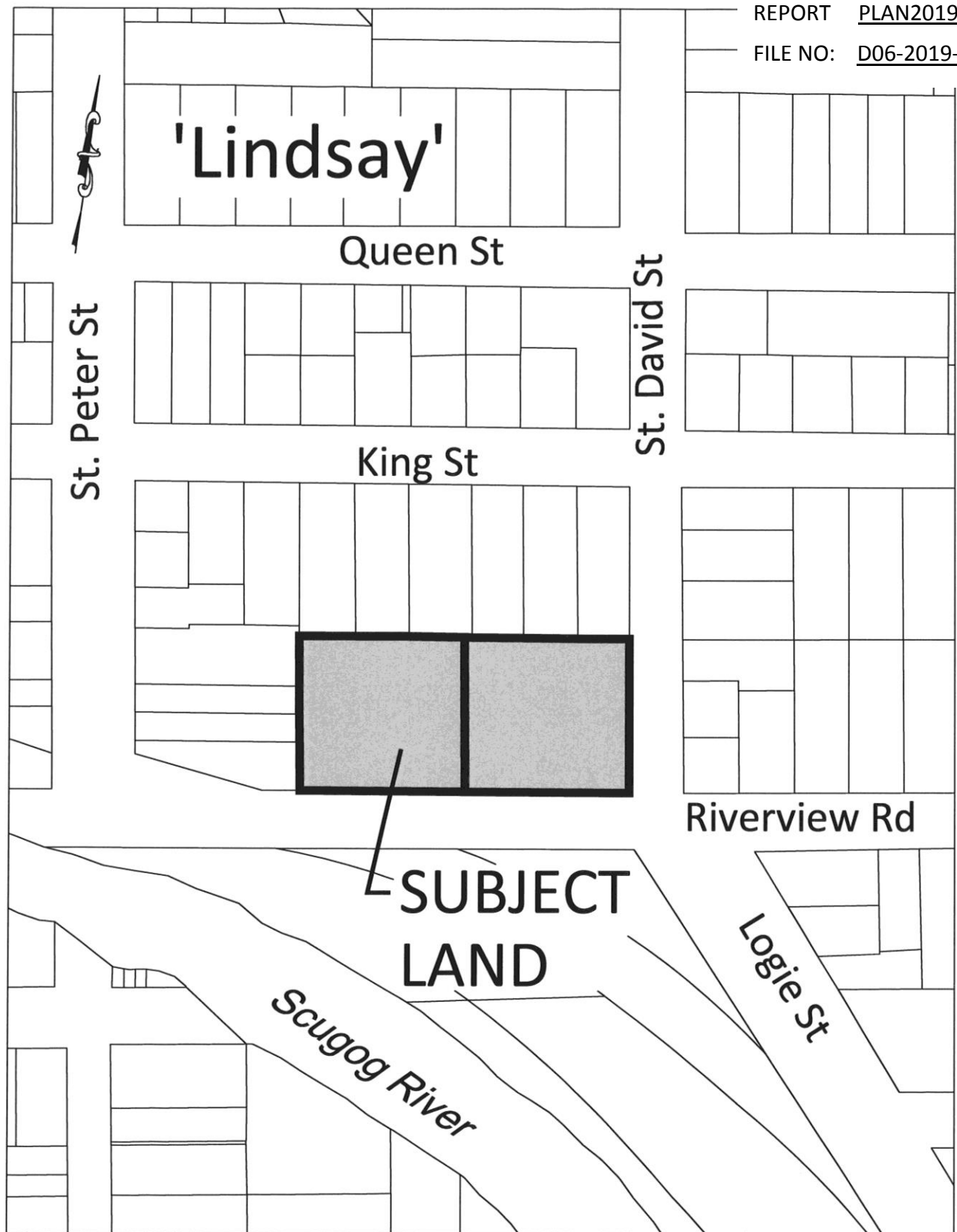
Department Head: Chris Marshall

Department File: D06-2019-001

to

REPORT PLAN2019-024

FILE NO: D06-2019-001



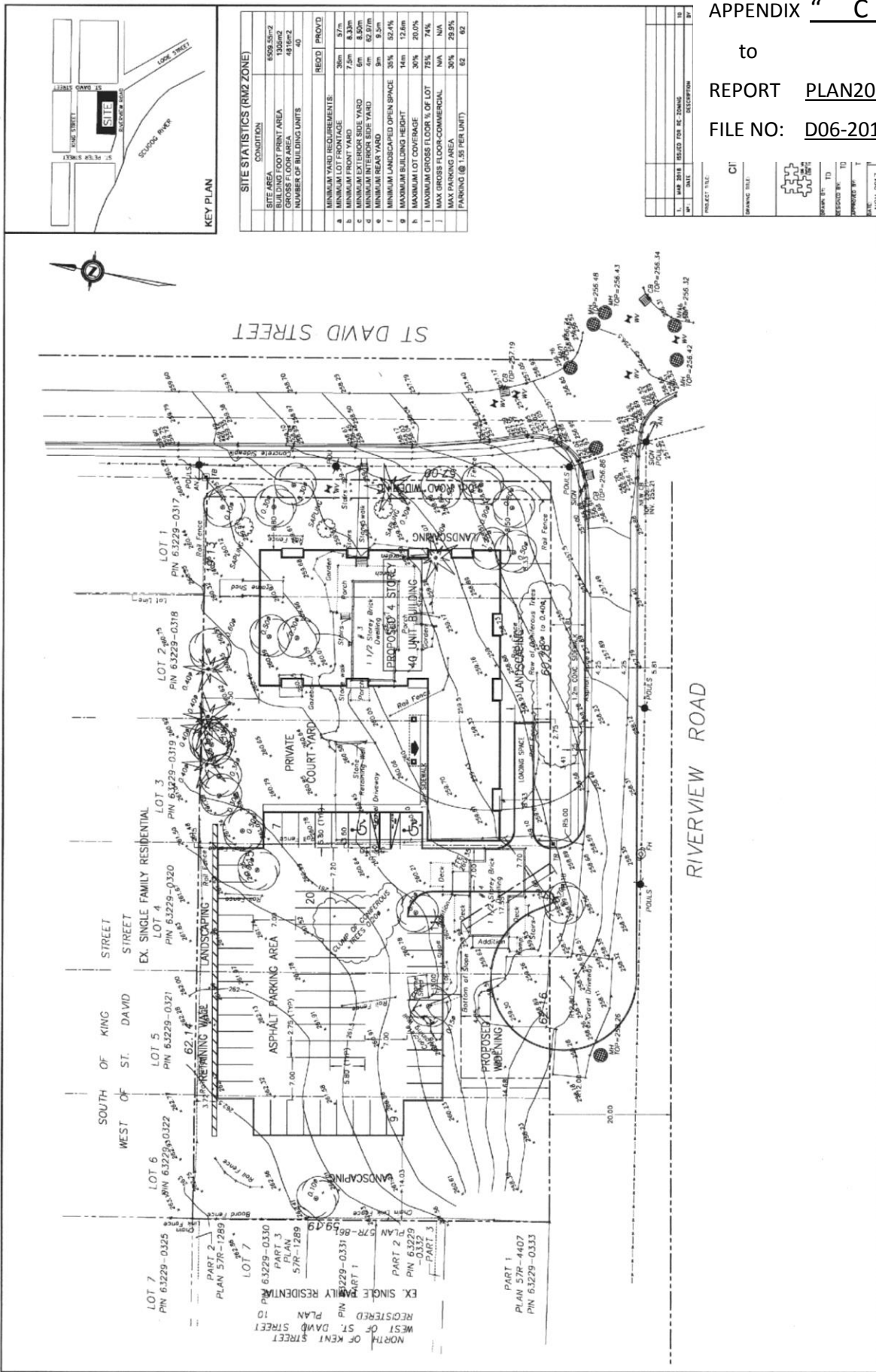
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REPORT PLAN2019-024

FILE NO: D06-2019-001

3 St. David Street & 4 Riverview Road





APPENDIX " C "

to

REPORT PLAN2019-024

FILE NO: D06-2019-001

to

REPORT PLAN2019-024

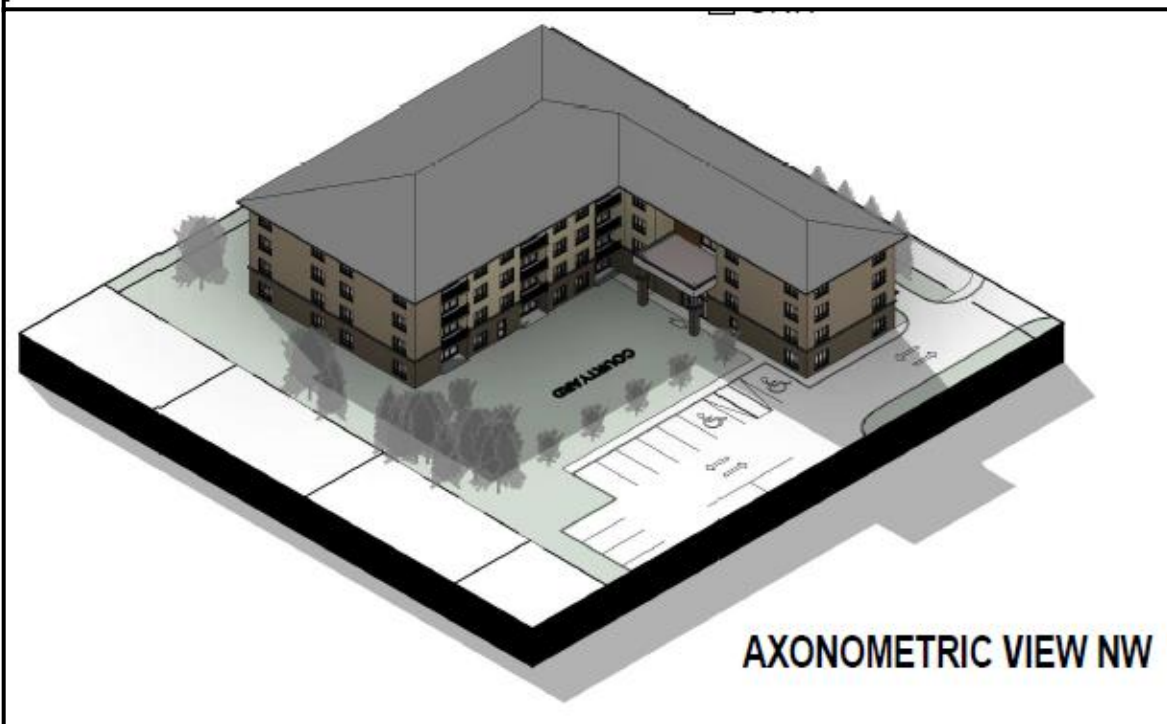
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REPORT PLAN2019-024

FILE NO: D06-2019-001





EXTERIOR PERSPECTIVE - SOUTH EAST VIEW



EXTERIOR PERSPECTIVE - NORTH WEST
COURTYARD VIEW



EXTERIOR PERSPECTIVE - SOUTH WEST
COURTYARD VIEW

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2019-025

Date: May 1, 2019
Time: 1:00 p.m.
Place: Council Chambers
Public Meeting

Ward Community Identifier: Ward 1 - Bexley

Title: An application to amend the Township of Bexley Zoning By-law 93-09.

Description: To change the zone category on the subject lands (being the severed and benefitting portions) from a Rural General (RG) Zone to Rural General Exception (RG-**) Zone to facilitate a lot consolidation of an oversized rural residential lot described as Part of Lots 37 and 38, North-West Bay Range, Concession 7, now City of Kawartha Lakes, identified as 22 Bayview Lane and Part of 1266 North Bay Drive (James Mathews and Kirsten Weind) – Planning File D06-2019-008.

Author and Title: Quadri Adebayo, Planner II

Recommendations:

That Report PLAN2019-025, respecting 22 Bayview Lane and Part of 1266 North Bay Drive, geographic Township of Bexley; Application No. D06-2019-008, be received; and

That Zoning By-law Amendment respecting application D06-2019-008, be referred back to staff for further review and processing until such time that all comments have been received from all circulated City Department and Agencies, including comments for the the related consent applications and any potential concerns or issues have been addressed.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The application is related to consent application file number D03-2019-018 that seeks to sever approximately 1.7 hectares of land and retain approximately 43 hectares of rural residential lands (1266 North Bay Drive- severed lot) containing a single detached dwelling, a garage and a shed. The severed land is to be consolidated with an adjacent rural residential lot to the east (22 Bayview Lane – benefitting lot). A concurrent consent file number also related to this application is D03-2019-017 which seeks to reactivate an easement of approximately 0.07 hectares over an existing private road (Bayview Lane) located on 1266 North Bay Drive, in favour of the overall consolidated lands that includes 22 Bayview Lane containing a dwelling and two (2) accessory buildings. For clarity, with the exception of the proposed easement lands which is outside of the ‘subject lands’ identified for rezoning, only the proposed lots to be consolidated (the severed and benefitting) are being considered under this rezoning application. The consent files are to be advertised/circulated on April 25, 2019.

Owners:	James Mathews and Kirsten Weind
Applicant:	Beverly Saunders, EcoVue Consulting Services Inc
Legal Description:	Part of Lots 37 and 38, North-West Bay Range, Concession 7, Part 1 on RP57R-7820 (22 Bayview Lane) and Part 1 on RP57R-6605 (1266 North Bay Drive), geographic Township of Bexley
Official Plan:	Benefitting lot (22 Bayview Lane) – Waterfront and within 120 metres of Natural Heritage Feature (Woodland, Wetland and Fish Habitat) in the City of Kawartha Lakes Official Plan Severed lot (Part of 1266 Bayview Lane) - Rural and within 120 metres of Natural Heritage Features (Woodland, and Wetland) in the City of Kawartha Lakes Official Plan
Zone:	Benefitting lot (22 Bayview Lane) – Rural General (RG) Zone within the Township of Bexley Zoning By-law 93-09, as amended Severed lot (Part of 1266 North Bay Drive) - Rural General (RG) Zone within the Township of Bexley Zoning By-law 93-09, as amended
Site Size:	Total – 2.7 hectares (approximate) – EcoVue Consulting Inc. Severed – 1.7 hectare, Benefitting – 1 hectare
Site Servicing:	Severed – Unserved Benefitting – Private individual well and septic system
Existing Uses:	Vacant (to be severed), Residential (benefitting)

Adjacent Uses: North: Agricultural, Rural Residential and Wetland (PSW)
 South & East: Residential, Balsam Lake
 West: Agricultural, Environmental Protection

Rationale:

For the purpose of this report, part of 1266 North Bay Drive being the severed land will be referred to as Property A, while 22 Bayview Lane being the benefitting land will be referred to as Property B.

The subject lands are located within an existing rural residential neighbourhood within a Waterfront designated community, which is situated adjacent to Balsam Lake. Although the subject lands are considered adjacent to natural heritage features (i.e Balsam lake fish habitat, woodland, and wetlands), the subject lands do not contain any of these features. Property A contains a driveway that connects to the unassumed private road (Bayview Lane) which allows access to Property B. The legal rights via the driveway onto Bayview Lane for the owners of Property B expired in 2017. As such, the owners of 1266 North Bay Drive have agreed to sell Property A so that it can merge with Property B thereby eliminating the need for any future easement or agreement over the existing driveway. The proposed lot consolidation would result in Property B being increased in size from 1 hectare to 2.7 hectares which would be over the minimum allowed lot area for a rural residential lot.

The effect of the zone change on the lot to be consolidated would:

1. permit an increase in the rural residential lot area requirement from 2 hectares to 2.7 hectares; and
2. restrict the use on the lot to residential and related accessory uses.

The applicant has submitted the following documents and plans in support of the application, which have been circulated to various City Departments and commenting Agencies for review:

1. Consent Applications received Decemebr 5, 2018 and deemed complete March 27, 2019;
2. Planning Justification Report prepared by EcoVue Consulting Services Inc, dated November 2018;
3. Stage 1 background information and Stage 2 test pit survey Archaeological Assessment prepared by Earthworks Archaeological Services Inc, dated October 13, 2018 which demonstrates that although the subject lands contains evidence of archaeological potential (pre-contact Aboriginal archeological material), the area is considered to be free of archaeological material; and
4. Agricultural Impact Brief prepared by Clark Consulting services, dated August 27, 2018 which demonstrates that the severed land does not

have viable agricultural potential, and that since there are no active or vacant livestock facilities nearby, no MDS review was completed.

In order to fully evaluate this application, Staff is further reviewing the related consent applications and applicable policy objectives that are relevant to this application. At this time, staff cannot fully determine the appropriateness of the proposal as responses from all City Departments and commenting agencies have not been received.

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2017:

The Growth Plan provides policies for managing growth and development while supporting economic prosperity, protecting the environment and helping communities achieve a high quality of life. Section 2.2.1 d) directs development to settlement areas except where policies permit otherwise, and Section 2.2.1 e) generally direct development away from hazardous lands. Within rural areas, subject to the policies of Section 4, Section 2.2.9.3 permits development outside of settlement areas on rural lands provided the uses are compatible with the rural landscape and surrounding local land uses; will be sustained by rural service levels; and, will not adversely affect the protection of agricultural uses and other resource based uses such as mineral aggregate operations.

The subject land is within 120 metres of the Natural Heritage Features according to Provincial mapping (woodland, wetland and Balsam Lake fish habitat), which illustrates the property is traversed by Balsam Lake floodline limits. Relevant 2017 Growth Plan policies from Sections 4.2.2, 4.2.3 and 4.2.4 apply, which include provisions to protect key natural heritage and hydrologic features, maintain connectivity between such features, limit the amount of total developable area disturbance and identify a vegetation protection zone surrounding these features. The Planning Justification Report submitted with the application outlines that the actual floodline limits would be determined in collaboration with Kawartha Conservation (KRCA). Staff has not yet received comments from the KRCA, which will assist to confirm this application demonstrates conformity with the policies of the Growth Plan.

Provincial Policy Statement, 2014 (PPS):

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment.

Section 1.1.4, Rural Areas in Municipalities, recognizes the importance of rural lands, natural heritage features and areas and other resource areas and building upon rural character and leveraging rural amenities and assets.

Section 1.1.5 of the PPS provides policy with respect to rural lands and permitted uses, which include resource-based recreational uses (including recreational dwellings) and limited residential development which is compatible with the rural landscape and can be sustained by rural service levels.

Section 2.1 of the PPS provides policy with respect to the Wise Use and Management of Resources to protect Natural Heritage features, which does not permit development in significant natural heritage features nor within the habitat of endangered species and threatened species.

Section 3.1 of the PPS provides policies for protecting public health and safety by directing development away from hazardous lands and sites that may be subject to flooding and/or erosion or human-made hazards. Almost the entire property is within the regulated area of KRCA. The Conservation Authority permitting policies direct development outside of flood hazards.

Although there are no developments proposed on the subject land, Staff has not received review comments from KRCA regarding the impact the proposal would have on the Balsam floodline limits that traverses the lands.

Section 2.6 pertaining to cultural heritage and archaeology does not permit development or site alteration on lands containing archaeological resources or areas of archaeological potential unless significant resources have been conserved. The retained archaeological consultant has stated there are no registered archaeological sites within 1 km of the site, and no archaeological assessments were identified within 50 metres of the study area

Although the submitted Planning Justification Report outlines a number of recommended mitigation measures to address the natural heritage provisions of the PPS, Staff has not yet received comments from the KRCA which will assist to confirm this application demonstrates consistency with the PPS.

Official Plan Conformity:

The subject land is designated “Waterfront” and “Rural”, and within 120 metres of Natural Heritage Feature (Woodland, Wetland and Fish Habitat) in the City of Kawartha Lakes Official Plan (CLKOP). A Provincially Significant Wetland (PSW) Natural Heritage Feature is mapped further east of the subject land. The Waterfront land use designation which applies to Property B provides for low density seasonal and permanent residential uses and accessory uses adjacent to lakes.

The natural heritage policies in Section 3.5 of the CLKOP apply to this proposal. This includes prohibiting development and site alteration within within 120 metres of a wetland and fish habitat, that applications for development and/or site alteration within significant habitat of Threatened and Endangered species will be subject to the discretion of the Ministry of Natural Resources and Forestry, and that development and/or site alteration within or adjacent to significant wildlife habitat may only be permitted subject to an EIS demonstrating no negative impacts to the natural features or their ecological functions.

Although the Planning Justification Report outlines an EIS would not be required as no further development is proposed which would impact natural heritage provisions, Staff has not yet received comments from the KRCA which will assist to confirm this application demonstrates conformity with the CKLOP.

Zoning By-law Compliance:

The subject land is zoned Rural General (RG) Zone in the Township of Bexley Zoning By-law 93-09, as amended. The RG Zone limits the permitted uses and zoning provisions to those permitted in the Rural Residential Type 1 (RR1) Zoning and limits non-agricultural lots within the zone to a maximum area of 2 hectares. As the proposed lot configuration would increase the lot size beyond this maximum lot area, a Zoning By-Law amendment is required. The effect of the zoning amendment is to permit the lot to be consolidated and used for a single residential dwelling and associated accessory uses with appropriate development standards.

As formal review comments from KRCA regarding the potential impact the of the Balsam Lake floodline limits that traverses the lands have not been received, it is premature to consider the rezoning at this time.

Other Alternatives Considered:

No alternatives have been considered at this time.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Local Planning Appeal Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendations to the 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life
- A Healthy Environment

The application aligns with the vibrant and growing economy goal as it provides opportunity to expand and maintain the residential economic base. It also will maintain the health and integrity of the wetland and floodplain.

Servicing Comments:

The subject land is proposed to be serviced by a private individual well and septic systems.

Consultations:

Notice of this application was circulated to persons within a 500 metre radius, agencies, and City Departments which may have an interest in the application. As of April 18, 2019, we have received the following comments:

Public Comments: No comments were received at the writing of this report. Agency Comments: On March 4, 2019, the Building Division advised that they have no concerns with the application.

On March 10, 2019, the Enbridge Gas Inc advised that they have no objections to the application.

On March 10, 2019, the Engineering and Corporate Assets Department advised that they have no objection to the proposed application.

On March 11, 2019, the Part 8 Sewage Systems – Building Division advised that they have no objection to the proposed zoning amendment.

On March 15, 2019, the Curve Lake First Nation initially advised an objection to the proposed application but later revised their concerns on March 18, 2019 noting that they have consulted with the applicant and they are satisfied that there will be no soil disturbance or site alteration given that no additional development is proposed.

Development Services – Planning Division Comments:

The application for Zoning By-law Amendment is subject to further confirmation from relevant commenting Agencies to demonstrate consistency with the Provincial Policy Statement and conformity to the Growth Plan and CKLOP. At this time, comments have not been received from all circulated Agencies and City Departments including comments for the the related consent applications. Staff recommends that the application be referred back to staff until such time as comments have been received from all circulated Agencies and City Departments, and that any comments and concerns have been addressed.

Conclusion:

In consideration of the comments and analysis contained in this report, staff respectfully recommend that the proposed Zoning By-law Amendment application be referred back to staff for further review and processing until such time as comments have been received from all circulated Agencies and City Departments, and that any comments and concerns have been addressed.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Quadri Adebayo, Planner II, (705) 324-9411 ext. 1367.



Appendices A-C to
PLAN2018-025.pdf

Appendix A – Location Map

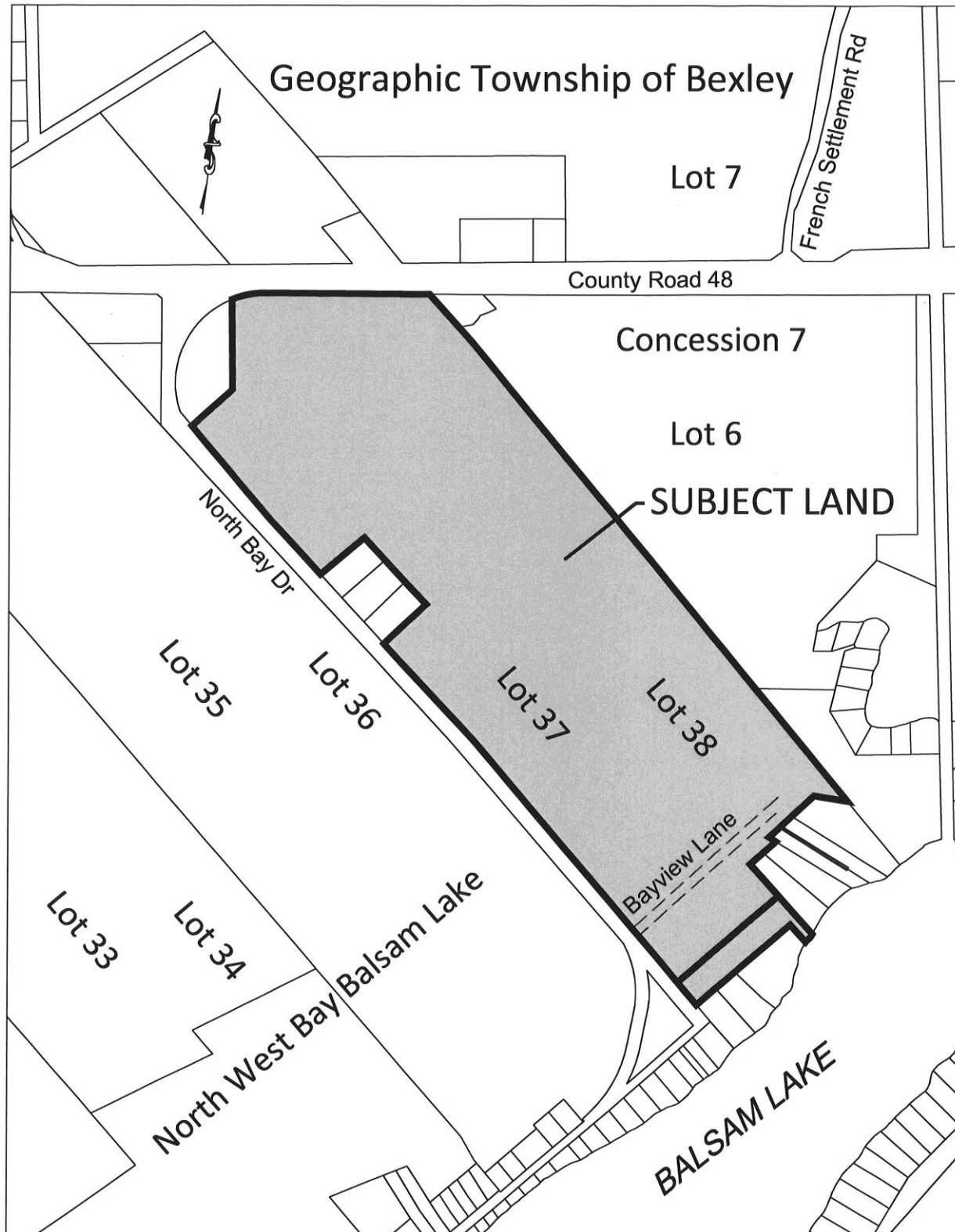
Appendix B – Aerial Photograph

Appendix C – Zoning By-law Amendment Sketch

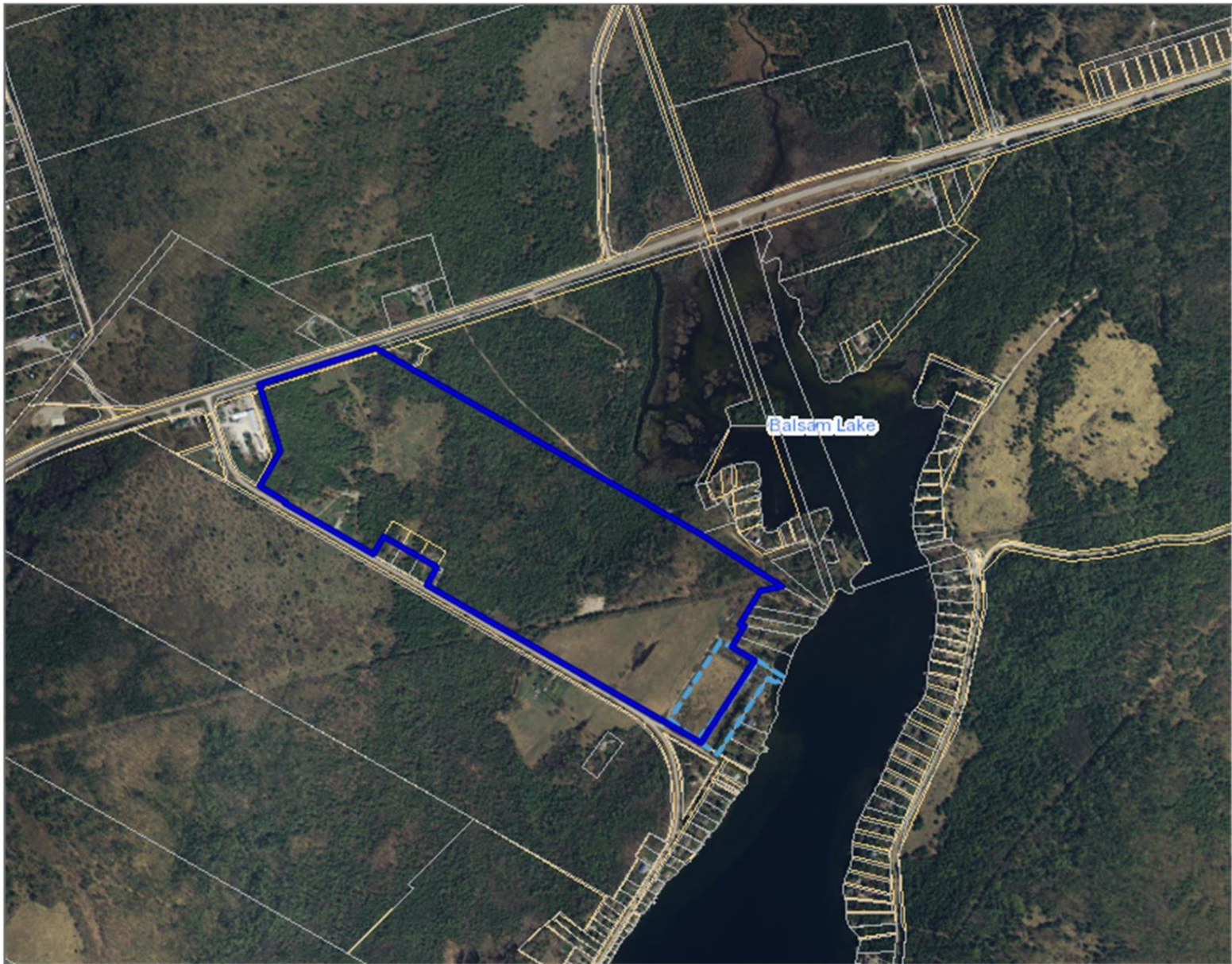
Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall

Department File: D06-2019-008



22 Bayview Lane and Part of 1266 North Bay Drive, geographic Township of Bexley



0.92

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



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