

The Corporation of the City of Kawartha Lakes

AGENDA

PLANNING ADVISORY COMMITTEE MEETING

PC2017-09

Wednesday, September 13, 2017

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

Accessible formats and communication supports are available upon request.

1.	<u>CALL TO ORDER AND ADOPTION OF AGENDA</u>	
2.	<u>DECLARATIONS OF PECUNIARY INTEREST</u>	
3.	<u>PUBLIC MEETING</u>	
3.1	PLAN2017-052	3 - 11
	An application to amend the Township of Verulam Zoning By-law to change the zone category from the Open Space (OS) Zone to the Residential Type One (R1) Zone to permit a single detached dwelling and accessory uses for the property identified as Vacant Land on North Bayou Road, Verulam (Boehm)	
3.2	PLAN2017-053	12 - 23
	An application to amend the Town of Lindsay Zoning By-law to change the zone category from the Future Residential (FR) Zone to the Residential High Rise One Special Nine (RH1-S9) Zone to allow for a five (5) storey Independent Senior's Apartment Building on the eastern portion of the property identified as 84 Adelaide Street South, Lindsay (Lindsay Retirement Home GP Ltd.)	
3.3	PLAN2017-056	24 - 36
	An application to amend the Village of Bobcaygeon Zoning By-law to permit a townhouse dwelling containing four (4) dwelling units for the property identified as 25 Prince Street West, Bobcaygeon (Sweeney)	
4.	<u>BUSINESS ARISING FROM PUBLIC MEETING</u>	
5.	<u>DEPUTATIONS</u>	
6.	<u>CORRESPONDENCE</u>	
7.	<u>CITY OF KAWARTHA LAKES REPORTS</u>	
8.	<u>ADJOURNMENT</u>	

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2017-052

Date: September 13, 2017

Time: 1:00 p.m.

Place: Council Chambers

Public Meeting

Ward Community Identifier: Ward 7 – Verulam

Subject: An application to amend the Township of Verulam Zoning By-law to change the zone category from the Open Space (OS) Zone to the Residential Type One (R1) Zone to permit a single detached dwelling and accessory uses for the property identified as Vacant Land on North Bayou Road, Verulam (Boehm)

Author and Title: Ian Walker, Planning Officer – Large Developments

Recommendations:

RESOLVED THAT Report PLAN2017-052, **Plan 551 Lot 63, Concession 2 Part of Lot 13, Geographic Township of Verulam, “Boehm – Application D06-17-024**, be received; and

THAT Report PLAN2017-052 respecting Application D06-17-024 be referred back to staff 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.

Department Head:

Legal/Other:

Chief Administrative Officer:

Background:

The applicant submitted a Zoning By-law Amendment application to change the zone category from the “Open Space (OS) Zone” to the “Residential Type One (R1) Zone”. The “OS” zone permits agricultural or forestry uses; a public park; or public use. The “R1” zone permits a single detached dwelling; a seasonal dwelling; a home occupation; and a neighbourhood park or parkette. The site is currently vacant, and the intent of the change is to facilitate the construction of a single family dwelling on the lot. As such, a rezoning is required.

Owner:	Dennis Boehm
Applicant:	Kent Randall – EcoVue Consulting Services Inc.
Legal Description:	Plan 551, Lot 63, Concession 2, Part of Lot 13, geographic Township of Verulam
Designation:	“Waterfront”, City of Kawartha Lakes Official Plan
Zone:	“Open Space (OS) Zone” on Schedule ‘A’ of the Township of Verulam Zoning By-law No. 6-87
Lot Area:	2,169.2 sq. m. [7,840.8 sq. ft. – MPAC]
Site Servicing:	Currently none. Private individual on-site sewage disposal and well are required.
Existing Uses:	Vacant Land
Adjacent Uses:	North: North Bayou Road, Vacant Residential, Wetland East: North Bayou Road, Shoreline Residential, Wetland South: Shoreline Residential, Canal (Sturgeon Lake) West: Canal (Sturgeon Lake), Shoreline Residential

Rationale:

The property is located on the south and west sides of North Bayou Road, to the east of Hickory Beach Road, along the shoreline of Sturgeon Lake to the east of Sturgeon Point. See Appendix ‘A’. According to the Municipal Property Assessment Corporation (MPAC) records, it is currently vacant, however the sketch shows an existing cottage to be removed, two (2) frame sheds, and a metal shed. The proposed development would remove the cottage and permit the construction of a new single detached dwelling on private services. See Appendix ‘B’.

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

1. Planning Justification Report prepared by EcoVue Consulting Services Inc., dated January 17, 2017. The report discusses and assesses the proposal in context of the 2014 Provincial Policy Statement, 2006

Growth Plan, the City of Kawartha Lakes Official Plan, and the Township of Verulam Zoning By-law 6-87.

2. Concept Plan prepared by EcoVue Consulting Services Inc., dated April 27, 2017.
3. Stage 1 & 2 Archaeological Assessment prepared by Earthworks Archaeological Services, dated September 18, 2016. The report examines the soil for stratigraphy, cultural features, or evidence of fill.
4. Environmental Impact Study prepared by Cambium Inc., dated November 1, 2016. The report identifies and evaluates the proposal with respect to applicable natural heritage features, including species at risk and provides recommended mitigating measures that will permit the development to proceed.
5. Addendum to the Planning Justification Report prepared by EcoVue Consulting Services Inc., dated August 30, 2017. The addendum discusses and assesses the proposal in the context of the 2017 Growth Plan, which came into effect July 1, 2017.

Staff has reviewed the Planning Justification Report (PJR) and accompanying documents filed in support of the proposed zoning by-law amendment. At this time, staff cannot determine the appropriateness of the proposal as responses from all City departments and commenting agencies have not been received. Staff recommends that the application be referred back to staff until such time as commenting agencies and/or City departments have submitted comments, and any concerns have been addressed, and to permit discussions with the applicant respecting conformity to applicable policies, if required.

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2017:

The Growth Plan (GP) provides that growth should be directed towards settlement areas, except where related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas. Full conformity will be established through the review of the application.

Provincial Policy Statement, 2014 (PPS):

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns.

In rural areas, permitted uses and activities shall relate to the management or use of resources, resource-based recreational uses, limited residential

development, and other rural land uses. Development shall be directed in accordance with the policies of Section 2 and 3 of the PPS. An Environmental Impact Study (EIS) has been submitted which has been circulated to Kawartha Region Conservation Authority (KRCA) for review and comment. The PPS prohibits development and site alteration on lands adjacent to natural heritage features, unless the ecological function of the adjacent lands have been evaluated, and it has been demonstrated there will be no negative impacts on the natural features or their ecological functions.

Full conformity will be established through the review of the application.

Official Plan Conformity:

The lot is designated “Waterfront” on Schedule ‘A-5’ of the City of Kawartha Lakes Official Plan (OP). Portions of the abutting properties have been identified as “Provincially Significant Wetlands” on Schedule ‘B-5’ of the OP. Permitted uses in the “Waterfront” designation include single detached dwellings and accessory uses. Section 3.11 of the OP requires that new development achieve a minimum 30 metre setback from the high water mark to be maintained in its natural state with no disturbance of the vegetation and soils, with the exception of a boathouse and dock in the 30 metre setback. This is an existing lot of record which has sufficient area to accommodate this setback. Therefore, the zoning by-law amendment should include a 30 metre water setback, in accordance with the OP.

Conformity with the OP will be established through a full review of the application.

Zoning By-Law Compliance:

The applicant has submitted a Zoning By-law Amendment application for consideration, to change the zoning on the property. The lot is currently zoned “Open Space (OS) Zone” in the Township of Verulam Zoning By-law 6-87. The proposed change would implement the “Residential Type One (R1) Zone” provisions and uses. The purpose is to allow a single detached dwelling as a permitted use on the property. Due to the unique circumstances of this property, a site-specific exception zone may be required. Further analysis will determine if the “R1” zone is appropriate, or whether a “Limited Service Residential (LSR) Zone” may be more appropriate.

As noted in the OP comments above, this is an existing lot of record which can achieve a minimum 30 metre setback to the high water mark. The proposed concept plan respects these 30 metre setbacks; however staff would consider that the zoning amendment should incorporate the 30 metre water setback. An exception zone would be appropriate to capture any minimum or maximum development standards which are different than those in the zone for which they are proposed. Zoning By-law compliance will be established through a full review of the application.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendments is appealed to the Ontario Municipal Board. 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:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life
- Goal 3 – A Healthy Environment

This application aligns with the vibrant and growing economy strategic goal as it increases the supply of housing to attract new residents.

Servicing Comments:

The lot will be serviced by a private individual well and on-site septic system.

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 August 30, 2017, we have received the following comments:

Agency Review & Public Comments:

August 24, 2017 –The Engineering and Corporate Assets Department confirms it has no objection to this application.

August 28, 2017 – Dawn Waterson advised by phone that she does not have concerns with this lot, as it does not abut her property and/or affect drainage on her property.

August 29, 2017 – Gaetano Sicilia advised by email that himself; Mr. and Mrs. Tarantino; and Ms. Monteleone are in unanimous support of this application.

Development Services – Planning Division Comments:

The background information which has been submitted in support of the application has been 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. Staff recommend

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 issues 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 appendixes, maps, and photographs. If you require an alternative format, please call Ian Walker, Planning Officer – Large Developments, (705) 324-9411 extension 1368.

Appendix 'A' – Location Map



PLAN2017-052
Appendix A.pdf

Appendix 'B' – Concept Plan – dated April 27, 2017



PLAN2017-052
Appendix B.pdf

Appendix 'C' – Aerial Photo with Natural Heritage Features Overlay

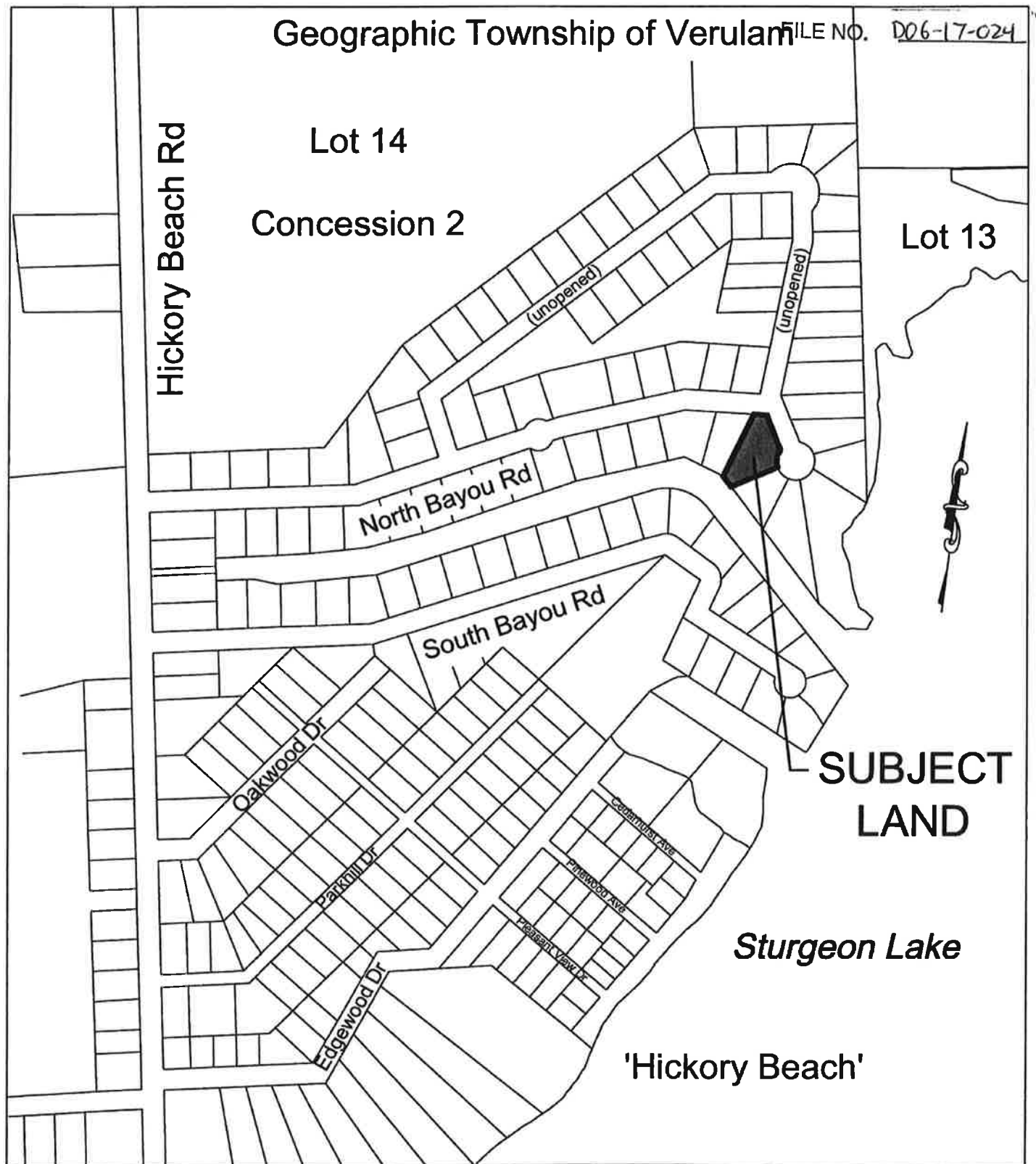


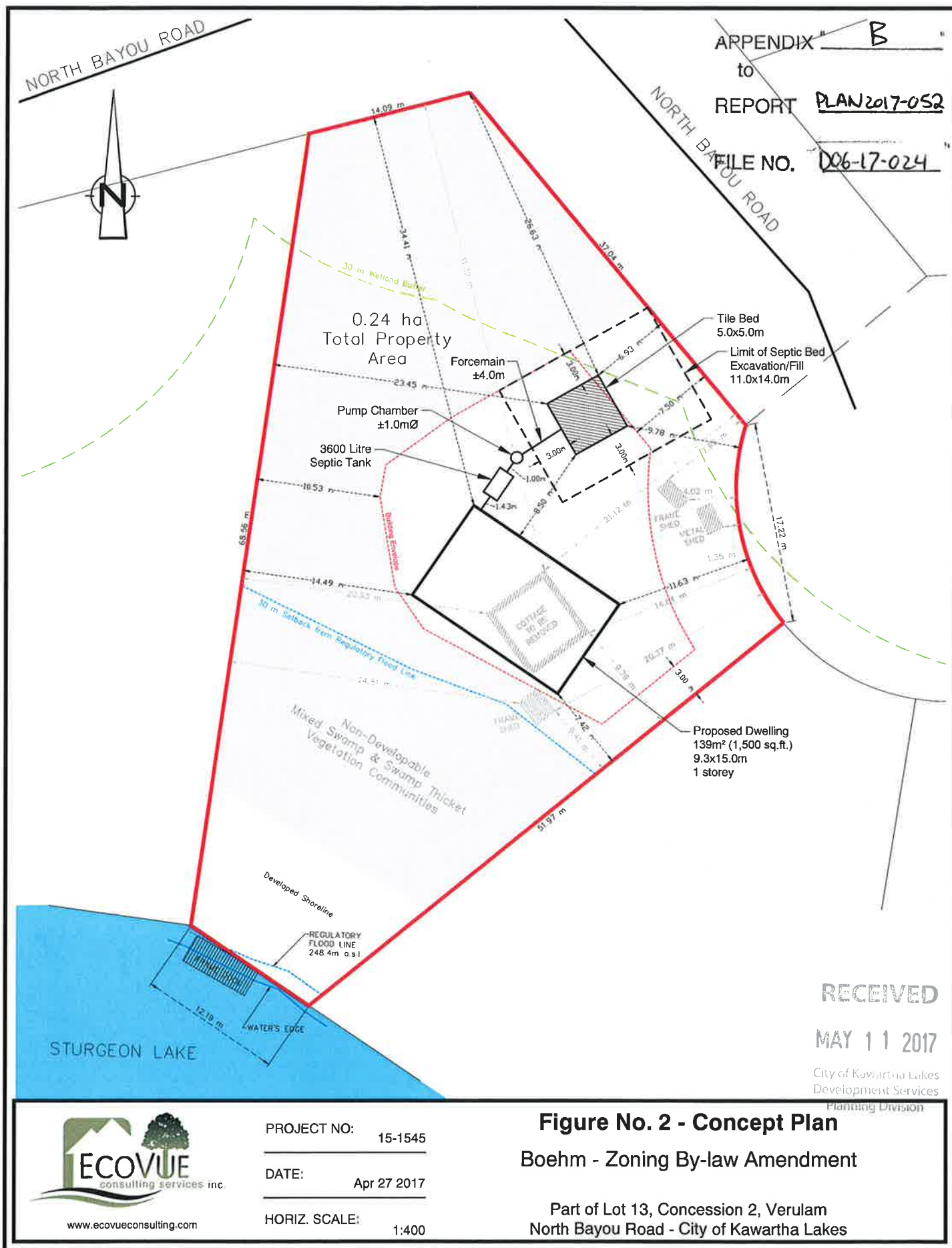
PLAN2017-052
Appendix C.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director, Development Services

Department File: D06-17-024





Plan 551 Lot 63 - North Bayou Road, Geographic Township of Verulam



0.10

Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Legend

- == Road Centreline
- Property ROLL#
- Petroleum Well
- Alvars
- Deer Wintering Area
- ANSI
- Wetlands
 - Locally Significant Wetlands
 - Provincially Significant Wetlands
- Water Body
- Waterbodies
- Unevaluated Wetlands
- Woodland

APPENDIX " C
to
REPORT PLAN2017-052
FILE NO. D06-17-024

Notes

Natural Heritage Features

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2017-053

Date: September 13, 2017

Time: 1:00 p.m.

Place: Council Chambers

Public Meeting

Ward Community Identifier: Ward 11 – Lindsay

Subject: An application to amend the Town of Lindsay Zoning By-law to change the zone category from the Future Residential (FR) Zone to the Residential High Rise One Special Nine (RH1-S9) Zone to allow for a five (5) storey Independent Senior's Apartment Building on the eastern portion of the property identified as 84 Adelaide Street South, Lindsay (Lindsay Retirement Home GP Ltd.)

Author and Title: Ian Walker, Planning Officer – Large Developments

Recommendations:

RESOLVED THAT Report PLAN2017-053, **Plan 8P, Part of Park Lot K, 57R-7336, Part of Part 1, Former Town of Lindsay, "Lindsay Retirement Home GP Ltd. – Application D06-17-025**, be received; and

THAT Report PLAN2017-053 respecting Application D06-17-025 be referred back to staff 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.

Department Head:

Legal/Other:

Chief Administrative Officer:

Background:

The applicant submitted a Zoning By-law Amendment application to change the zone category from the “Future Residential (FR) Zone” to the “Residential High Rise One Special Nine (RH1-S9) Zone” on the eastern portion of this property. The intent of the change is to facilitate the construction of a 90 unit five (5) storey independent senior’s residential apartment building on the portion of the property subject to this application. The “FR” zone only permits agricultural uses, public utilities, and existing legal uses as of the date of passing of the By-law. The “RH1-S9” zone is specific to the western portion of this property, and permits only a Senior Citizens’ Home and an accessory convenience retail and/or personal service establishment. This portion of the site is developed with a 125 unit four (4) storey Senior Citizens’ Home which was constructed circa 2010.

Owner:	Lindsay Retirement Home GP Limited
Applicant:	Lindsay Retirement Home GP Limited – Andy Bicanic
Legal Description:	Plan 8P, Part of Park Lot K, 57R-7336, Part of Part 1, former Town of Lindsay
Designation:	“Residential” on Schedule ‘A’ of the Town of Lindsay Official Plan
Zone:	“Future Residential (FR) Zone” on Schedule ‘A’ of the Town of Lindsay Zoning By-law No. 2000-75
Lot Area:	2.45 ha. [6.04 ac. – MPAC], of which approximately 1.25 ha is currently contemplated for the development
Site Servicing:	Municipal sanitary sewer, storm sewer and water supply
Existing Uses:	Adelaide Place Retirement Community, Vacant Land
Adjacent Uses:	North: Clancy’s Service Centre, Low Density Residential East: Albert St. S., Hamilton Park, Vacant Residential South: Unopened George St. Road Allowance, Trinity Auto Sales & Service, Low Density Residential West: Adelaide St. S., Vacant Residential

Rationale:

The property is located between Adelaide Street South and Albert Street South, to the south of Bay Street, in Lindsay. See Appendix ‘A’. It contains an existing Senior Citizens’ Home on the western portion of the property, with associated parking on the south side of the building. The proposed development is an independent seniors’ apartment building located on the eastern portion of the site, with associated parking to the north of the proposed building. The second storey of the proposed building will be at the same elevation as the first storey of the existing building. A one storey link will connect the second storey of the proposed building to the first storey of the existing building. See Appendix ‘B’ and ‘C’.

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

1. Planning Justification Report prepared by EcoVue Consulting Services Inc., dated June 22, 2017. The report discusses and assesses the proposal in context of the 2014 Provincial Policy Statement, 2017 Growth Plan, the Town of Lindsay Official Plan, and the Town of Lindsay Zoning By-law 2000-75.
2. Urban Design Brief prepared by Glos Associates Inc., dated June 22, 2017. The brief discusses how the proposal integrates within the community, the urban form and design, and site access.
3. Functional Servicing Report & Stormwater Management Report prepared by D.G. Biddle & Associates Limited, dated June 22, 2017. The report examines the existing municipal water and sanitary servicing options for the property as well as stormwater management impacts.
4. Traffic Impact Study prepared by Tranplan Associates, Toronto, dated June 2017. The report examines the traffic impacts for the proposed development on the lot.
5. Site Plan drawings prepared by Glos Associates Inc., dated June 26, 2017.
6. Building Elevation drawings prepared by Glos Associates Inc., dated June 26, 2017.
7. Site Grading Plan prepared by D.G. Biddle & Associates Limited, dated June 22, 2017.
8. Surveyor's Real Property Report prepared by Coe, Fisher, Cameron, Land Surveyors, dated March 7, 2011.
9. Topographic Plan prepared by Coe, Fisher, Cameron, Land Surveyors, dated May 17, 2017.

Staff has reviewed the Planning Justification Report (PJR) and accompanying documents filed in support of the proposed zoning by-law amendment. At this time, staff cannot determine the appropriateness of the proposal as responses from all City departments and commenting agencies have not been received. Staff recommends that the application be referred back to staff until such time as commenting agencies and/or City departments have submitted comments, and any concerns have been addressed, and to permit discussions with the applicant respecting conformity to applicable policies, if required.

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2017:

The Growth Plan (GP) provides that growth should be directed towards settlement areas, and utilizes existing or planned infrastructure. The proposed development is located within the urban settlement of Lindsay. The development will be serviced by the existing municipal roads, sewage, water and stormwater services.

Full conformity with the GP will be established through the review of the application.

Provincial Policy Statement, 2014 (PPS):

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns. Settlement areas are the focus of growth, including redevelopment which utilizes existing or planned infrastructure.

Development and site alteration shall be directed in accordance with the policies of Section 2 and 3 of the PPS. The proposed development is not within or adjacent to any natural heritage features or species at risk (SAR) as identified in Section 2 of the PPS, and is not located within any natural hazards, as identified in Section 3 of the PPS.

Full consistency with the PPS will be established through the review of the application.

Trent Source Protection Plan (TSPP):

The property is located within the Kawartha-Haliburton source protection area. Part of the property is located within a surface water intake protection zone for the municipal drinking water system for Lindsay, within the Intake Protection Zone 2 (IPZ-2) for the Lindsay municipal surface water system. See Appendix 'D'. Therefore, the applicant was required to obtain a Section 59.(2) Notice under the Clean Water Act (2006), prior to submission of this application.

Official Plan Conformity:

The lot is designated "Residential" on Schedule 'A' of the Town of Lindsay Official Plan (OP). This designation permits all types of residential uses and densities. High density residential uses include apartment buildings and other residential buildings in excess of four storeys in height. A small commercial facility may be located on the ground floor of a high density residential building, to serve the residents of the building and complex. The density shall not exceed

125 units per gross hectare. Based on the applicant's submission, the proposed density will be 88 units per gross hectare for the entire site, including the existing 125 unit building and proposed 90 unit building.

High density residential development is subject to site plan control, and a number of criteria must be met, including, but not limited to:

- Height and massing of the buildings at the edge of the development shall have regard to the height and massing of the buildings in any adjacent low density residential area;
- The development shall have direct access to a collector road where possible;
- A report on the adequacy of the road network to accommodate the expected traffic flows, and adequacy of water and sewer services shall be prepared by the applicant and approved by the City Engineer; and
- The water mains and sanitary sewers shall be capable of accommodating the development, or the developer commits to extend services at no expense to the municipality.

As noted above, a Functional Servicing Report (FSR) and Traffic Impact Study (TIS) have been submitted and circulated for review. Conformity with the OP will be established through a full review of the application.

Zoning By-Law Compliance:

The applicant has submitted a Zoning By-law Amendment application for consideration, to change the zoning on the property. The lot is currently zoned "Future Residential (FR) Zone" in the Town of Lindsay Zoning By-law 2000-75. For the vacant portion of this property, the "FR" zone only allows uses which existed as of the date of passing of the By-law. The purpose of the "FR" zone is to protect the site for future residential development. The application, as proposed, would implement a site-specific "Residential High Rise One Special Nine (RH1-S9) Zone" which is already in place on the western portion of the property. This exception zone governs the standards for the existing Senior Citizens' Home on the western portion of the lot. This application serves to extend the zoning to the remainder of the property; to include an additional use; and modify the development standards for the zone to permit a 90 unit, five (5) storey "Independent Seniors' Apartment Building" on the eastern portion of the lot. The exception zone requirements would recognize site-specific development standards for the existing and new building, and all other provisions of the "RM1" zone would apply.

Zoning By-law compliance will be established through a full review of the application.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendments is appealed to the Ontario Municipal Board. 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:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life
- Goal 3 – A Healthy Environment

This application aligns with the exceptional quality of life strategic goal as it enhances access to community health services.

Servicing Comments:

The following recommendation was adopted by Council:

- 10.3.24 **RESOLVED THAT** Report WWW2014-007, **Lindsay Capacity Study Action Plan Summary**, be received;
THAT Council endorses the finding of the Capacity Report and direct staff to implement the recommendations of the assessment through future capital initiatives;
THAT the scope of WW1341 - Lindsay Wastewater Collection / SPS Capacity be expanded to include an Environmental Assessment to address capacity constraints at the Colborne Street Sanitary Pumping Station; and
THAT Council recognize the capacity constraints on the Colborne Street Sanitary Pumping Station and direct staff to limit development within the Colborne Street Sewer Shed area to pre-approved development allocation until the capacity restriction can be properly addressed.

CARRIED

This property is located in the Colborne Street Sanitary Pumping Station, and as such, sewer capacity on this lot is subject to Council Resolution 2014-777 above. This lot will be serviced by full municipal water and sanitary services, however based on the above resolution, staff are directed to limit development or re-development of this property to pre-approved development allocation, until the capacity restriction is addressed. To satisfy this concern, a holding (H) provision will be placed on any zoning, until the capacity issue has been addressed.

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. As of August 31, 2017, we have received the following comments:

Agency Review & Public Comments:

August 21, 2017 – The Building Division has no concerns with this application.

August 25, 2017 – Al Ruggero, Director of Land Development for Rexton Developments Ltd. advised by email that they wish to be notified of the decision on this application.

August 31, 2017 – Cam Findley advised by phone that he has no objection to this application, and requested a larger copy of the site plan for viewing.

Development Services – Planning Division Comments:

The background information which has been submitted in support of the application has been 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. 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 issues 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 appendixes, maps, and photographs. If you require an alternative format, please call Ian Walker, Planning Officer – Large Developments, (705) 324-9411 extension 1368.

Appendix 'A' – Location Map



PLAN2017-053
Appendix A.pdf

Appendix 'B' – Overall Site Plan – Drawing SP101



PLAN2017-053
Appendix B.pdf

Appendix 'C' – Enlarged Site Plan – Drawing SP102



PLAN2017-053
Appendix C.pdf

Appendix 'D' – Aerial Photo with TCC Source Protection Plan Mapping

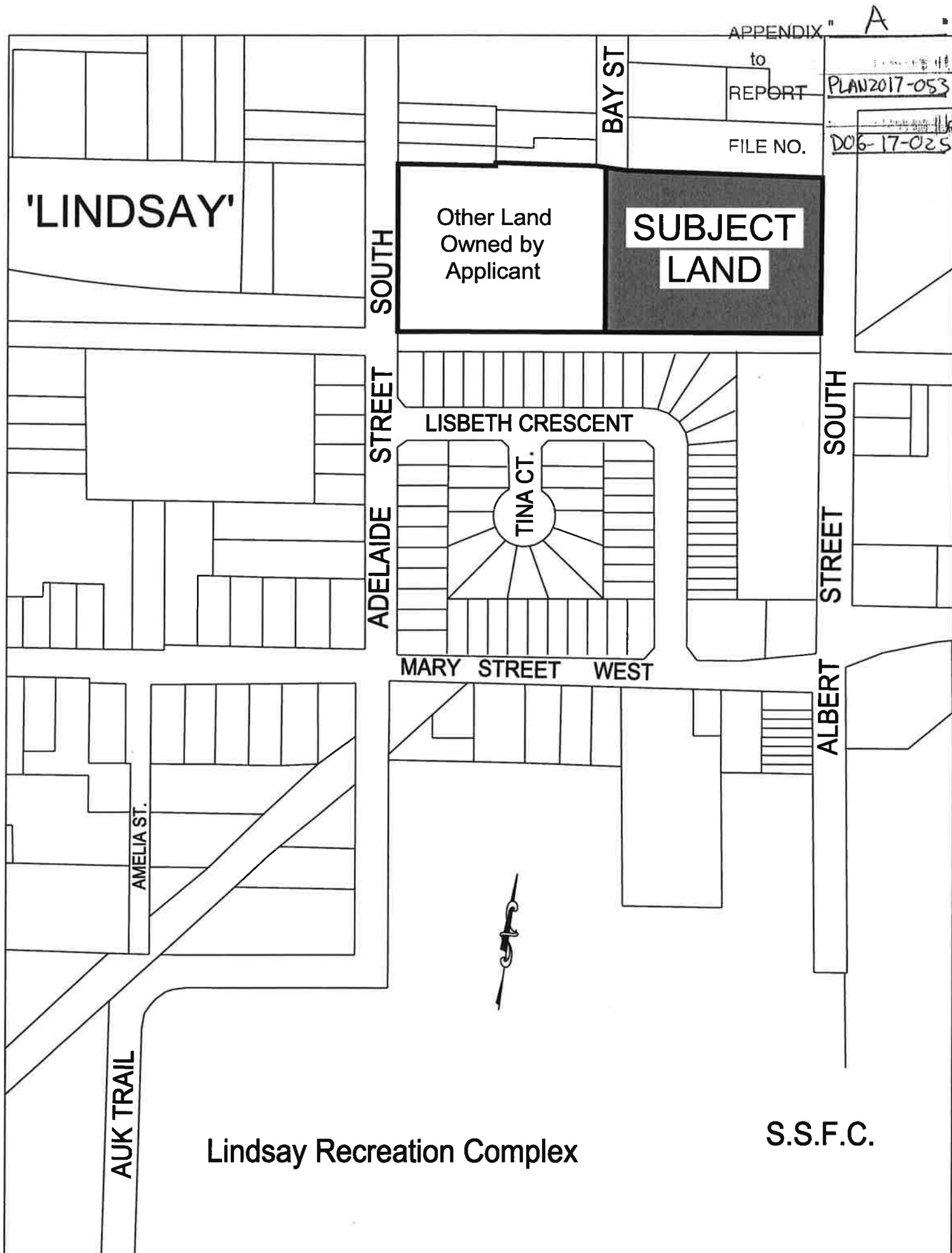


PLAN2017-053
Appendix D.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director, Development Services

Department File: D06-17-025



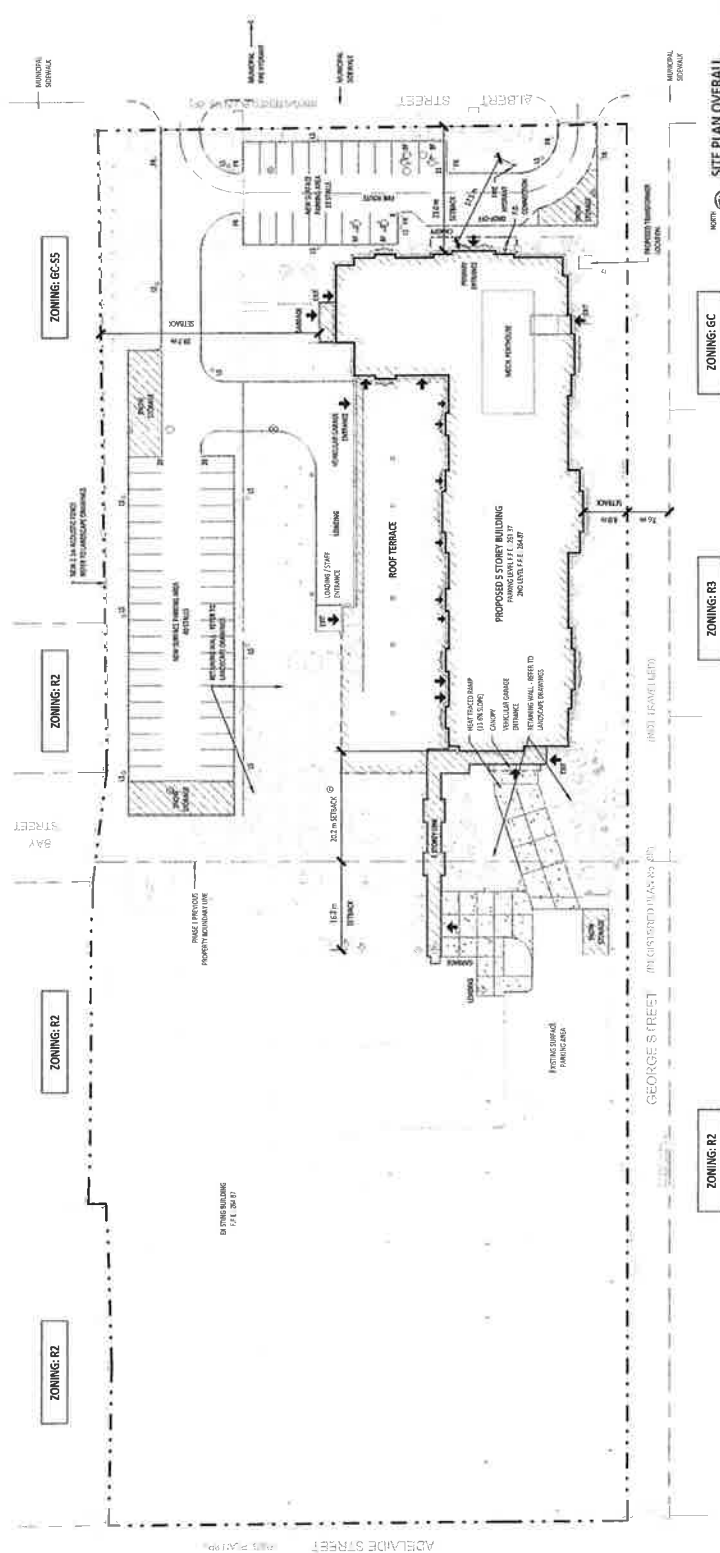
APPENDIX " B

REPORT PLAN2017-053

FILE NO. D06-17-025

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PHASE 2 SETBACK REQUIRES THE DELETION OF 4 EXISTING PARKING SPACES FROM PHASE 1
PHASE 2 SETBACK FOR PHASE 1 (PS) CALCULATED TO PREVIOUS PROPERTY BOUNDARY
NEAR YARD SETBACK FOR PHASE 1 (PS) CALCULATED TO PREVIOUS PROPERTY BOUNDARY
BUILDING HEIGHT IN THE REQUIREMENTS IS 11.11 METERS (36.45 FEET) 30.00 METERS TO THE TOP OF MOUNTAIN



84 Adelaide Street South, Lindsay - Source Water Protection Mapping



Legend	
==	Road Centreline
□	Property ROLL#
■	KRCA Regulated Areas
■	TCC_CKL_WellheadProtector
■	WHPA - A
■	WHPA - B
■	WHPA - C
■	WHPA - D
■	IPZ's
■	IPZ-1
■	IPZ-2
■	TCC_LSR_WHPA_NoGudi_Vt
■	2
■	4
■	6
■	8
■	10

APPENDIX "D"
to
REPORT
FILE NO.

Notes	
	PLAN 2017-053
	D06-17-025

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0.12 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City Of Kawartha Lakes

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2017-056

Date: September 13, 2017

Time: 1:00 p.m.

Place: Council Chambers

Public Meeting

Ward Community Identifier: Ward 7 – Bobcaygeon

Subject: An application to amend the Village of Bobcaygeon Zoning By-law to permit a townhouse dwelling containing four (4) dwelling units for the property identified as 25 Prince Street West, Bobcaygeon (Sweeney)

Author and Title: Mark LaHay, Planner II

Recommendations:

RESOLVED THAT Report PLAN2016-056, respecting Lot 8 and Part Lot 9, Plan 70, being Part 1, Plan 57R-4111, identified as 25 Prince Street West, former Village of Bobcaygeon, “Sweeney – Application D06-17-026”, be received;

THAT Zoning By-Law Amendment application D06-17-026 identified as 25 Prince Street West, City of Kawartha Lakes, as generally outlined in Appendix “D” to Report PLAN2017-056, 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.

Department Head:

Legal/Other:

Chief Administrative Officer:

Background:

The applicant has submitted an rezoning application to permit a four (4) unit dwelling in a townhouse dwelling format (divided vertically) rather than a fourplex dwelling format (divided horizontally) on this lot. The existing lot area is of sufficient size to support four townhouse dwelling units without the need to change any zoning provisions other than permitted use to recognize the proposed built form.

Owner:	David Sweeney
Applicant:	Tom deBoer, TD Consulting
Legal Description:	Lot 8 and Part Lot 9, Plan 70, being Part 1, Plan 57R-4111, former Village of Bobcaygeon
Official Plan:	Urban, Victoria County Official Plan
Zone:	Urban Residential Type Two (R2) Zone on Schedule 'A' of the Village of Bobcaygeon Zoning By-law No. 16-78
Lot Area:	2,630.5 sq. m. [28,314 sq. ft. – MPAC]
Site Servicing:	Municipal sanitary sewer and water supply
Existing Uses:	Residential (single detached dwelling and residential accessory structures)
Adjacent Uses:	North: Industrial, Commercial, Duke Street East: Residential, Commercial, Main Street South: Prince Street, Residential, Commercial West: Residential, Joseph Street

Rationale:

The property is located on the north side of Prince Street West, between Main Street and Joseph Street in Bobcaygeon. There is currently a single detached dwelling on this lot together with a detached garage and two sheds. The Urban designation allows residential uses, with low density uses predominating. The R2 Zone permits a single detached (subject to R1 Zone provisions), semi-detached, triplex and fourplex dwelling. An amendment to the Zoning By-law is necessary to permit a townhouse dwelling, which is separated vertically along the common sidewalls rather than a permitted fourplex dwelling, which is separated horizontally.

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

1. Planning Justification Brief prepared by Tom deBoer of TD Consulting dated July 10, 2017. This document discusses the appropriateness of the subject lot to support the proposed dwelling type.

2. Site Plan prepared by TD Consulting Inc., dated July 2017 with survey information provided by Beninger Surveying Ltd. The Plan illustrates the existing buildings proposed to be removed and proposed development on the lot and provides a site statistics table showing compliance with zoning provisions.
3. Site Grading Plan prepared by BaseTech Consulting Inc., dated June 2017. The Plan illustrates the existing and proposed development on the lot with elevation and grading information.
4. Building Elevation and Floor Plans prepared by Coachlamp Homes, dated January 2017.
5. Geotechnical Letter Report – Karst Topography and Erosion Hazard Assessment prepared by GHD, dated May 26, 2017.

Staff has reviewed the Planning Brief and accompanying documentation filed in support of the proposed zoning by-law amendment. The Kawartha Region Conservation Authority (KRCA) has also reviewed the Geotechnical Letter Report and foresees no issue with the application provided the recommendations contained within the aforementioned Consultant's report are included in the detailed design drawings.

This property is located within an area subject to Site Plan Control. A Site Plan Application (D19-17-011) has also been submitted, but will not be circulated at this time pending the outcome of the rezoning application. In addition, as the legal description of the subject property contains a lot and part of a lot on a plan of subdivision, a deeming by-law may be necessary prior to site plan approval to ensure the common lot line between will not create a technical zoning conformity issue for setback purposes.

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe (2017):

The Growth Plan (GP) provides that growth should be directed towards settlement areas, and utilizes existing or planned infrastructure. The proposed development is located within the Bobcaygeon settlement area. The GP envisions increasing intensification of the existing built-up area and providing a diverse range and mix of housing options. This application facilitates the efficient use of existing infrastructure within a designated settlement area and contributes to the achievement of complete communities and compact built form.

Therefore, this application conforms to the policies of the Growth Plan.

Provincial Policy Statement (2014):

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the

quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns. Settlement areas are the focus of growth, including redevelopment which utilizes existing or planned infrastructure. Development and site alteration shall be directed in accordance with the policies of Section 2 and 3 of the PPS. The proposed development does not appear to be within or adjacent to any natural heritage features or species at risk as identified in Section 2 of the PPS, and does not appear to be located within any natural hazards, as identified in Section 3 of the PPS. In relation to Section 3, as acknowledged by the KRCA, the GHD Consultant's Geotechnical Report concluded that the site possesses a low to negligible potential for karst topography conditions and provided recommendations to follow related to construction as well as confirmed minimal to negligible erosion hazards based on the location of the proposed building. Therefore, the application is consistent with the PPS.

Official Plan Conformity:

The "Urban" designation in the Victoria County Official Plan (VCOP) applies to this property as the policies in the proposed "Urban Settlement Area" designation in the City of Kawartha Lakes Official Plan (CKLOP) and the "Residential" designation in the Bobcaygeon Secondary Plan (SP), are both subject to appeal to the Ontario Municipal Board. The Urban designation permits all types of residential uses and densities; however, low density shall predominate. A fourplex is considered a low density form of development. The density shall not exceed 25 units per net hectare. A row or townhouse dwelling is typically considered medium density, with a maximum density of 35 units per net hectare. The proposed density on the subject land, being approximately 15 units per net hectare, falls within the low density range and conforms to the density policies in the VCOP, and is in keeping with the general policies of the proposed CKLOP and SP for residential use of land within the settlement area of Bobcaygeon.

Zoning By-Law Compliance:

The subject land is zoned "Urban Residential Type Two (R2) Zone" in the Village of Bobcaygeon Zoning By-law 16-78. The applicant has submitted a Zoning By-law Amendment application for consideration. The application proposes to add a site-specific exception to the R2 Zone, to permit a four unit townhouse dwelling on the subject lot. The proposed building will be constructed in accordance with the existing provisions of the zoning by-law. An R2 Exception (R2-**) Zone is required to recognize the built form, being a townhouse dwelling.

The application will comply with all other relevant provisions of the Zoning By-law.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendment is appealed to the Ontario Municipal Board. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendation(s) 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 vibrant and growing economy and exceptional quality of life strategic goals as it increases the supply of housing to attract new residents, and improves walkability in the City of Kawartha Lakes.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Servicing Comments:

The lot is connected to full municipal services within the Bobcaygeon municipal service area.

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. To date we have received the following comments:

Public Comments:

As of the time of writing this report, no public comments were received.

Agency Review Comments:

On August 23, 2017, Engineering and Corporate Assets advised that Development Engineering has no objection to the proposed zoning by-law amendment to permit the proposed use. They noted as advised during pre-consultation and as per the City's connection by-law, that individual sanitary and water services are required for each townhouse unit. This item can be addressed

during the site plan submission review. In addition, the proposed single entrance for the four unit townhouse will have to be confirmed through Public Works.

During pre-consultation in November 2015, the Kawartha Region Conservation Authority (KRCA) requested that the proponent conduct a karst assessment to determine to what extent the subject property was within a known area of karst, which is water soluble bedrock, characterized by caves, crevices, sinks and underground streams. On August 29, 2017, KRCA acknowledged the GHD Consultant's conclusion that the site possesses a low to negligible potential for karst topography conditions and advised that they foresee no issue with the approval of the application based on their consideration for natural heritage, natural hazards and water quality and quantity protection policies provided that conditions outlined in the GHD Consultant's review of the subject site for karst topography and erosion hazards are included on the drawings at the detailed design stage, and adhered to during construction. These conditions include removing any incompetent bedrock, inspecting and approving subgrade bedrock by a geotechnical engineer for placing foundations, sealing any remaining fractures or open fissures, and testing and inspecting any fill beneath footings and floor slab areas.

On August 30, 2017, the Building Division advised that they have no concerns with the rezoning application.

Development Services – Planning Division Comments:

The appropriate background studies in support of the applications have been submitted and circulated to the appropriate Agencies and City Departments for review and comment.

The application conforms to the 2017 Growth Plan and is consistent with the 2014 Provincial Policy Statement. Conformity with the Victoria County Official Plan has also been demonstrated. The rezoning will permit the four (4) unit townhouse dwelling and ensure the proposed use complies with the Zoning By-law. All other zoning provisions within the R2 Zone will be maintained.

Conclusion:

In consideration of the comments and issues contained in this report, and provided there are no issues or concerns raised at the Public Meeting, Staff respectfully recommend that the proposed Zoning By-law Amendment application be referred to Council for APPROVAL.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Mark LaHay, Planner II, (705) 324-9411 ext. 1324.



Appendix 'A'
PLAN2017-056.pdf



Appendix 'B'
PLAN2017-056.pdf



Appendix 'C'
PLAN2017-056.pdf



Appendix 'D'
PLAN2017-056.pdf

Appendix 'A' – Location Map

Appendix 'B' – Aerial Photo

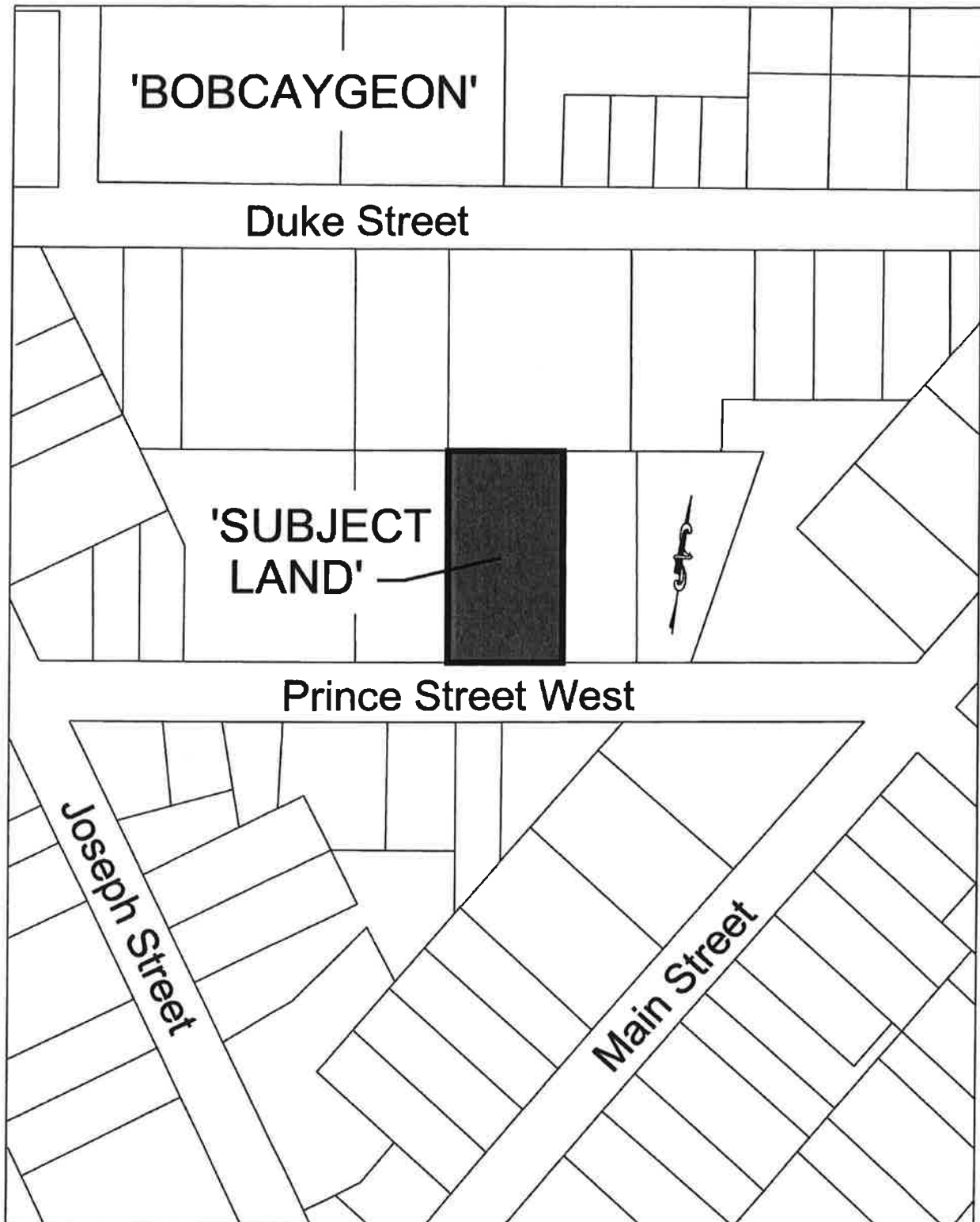
Appendix 'C' – Concept Site Plan and Building Elevations

Appendix 'D' – Draft Zoning By-law Amendment

Department Head E-Mail: cmarshall@city.kawarthalakes.on.ca

Department Head: Chris Marshall, Director of Development Services

Department File: D06-17-026



25 Prince Street West (Bobcaygeon)



- Legend**
- = Road Centreline
 - Upper Municipalities
 - Lower Tier Municipalities
 - Property ROLL#
 - Property PIN#
 - Lots and Concessions

APPENDIX " B "

to

REPORT PLAN 2017-056

FILE NO. D06-17-026

Notes

1:2500

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR COMMERCIAL OR LEGAL PURPOSES



0.13 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City Of Kawartha Lakes

RECEIVED

JUL 10 2017

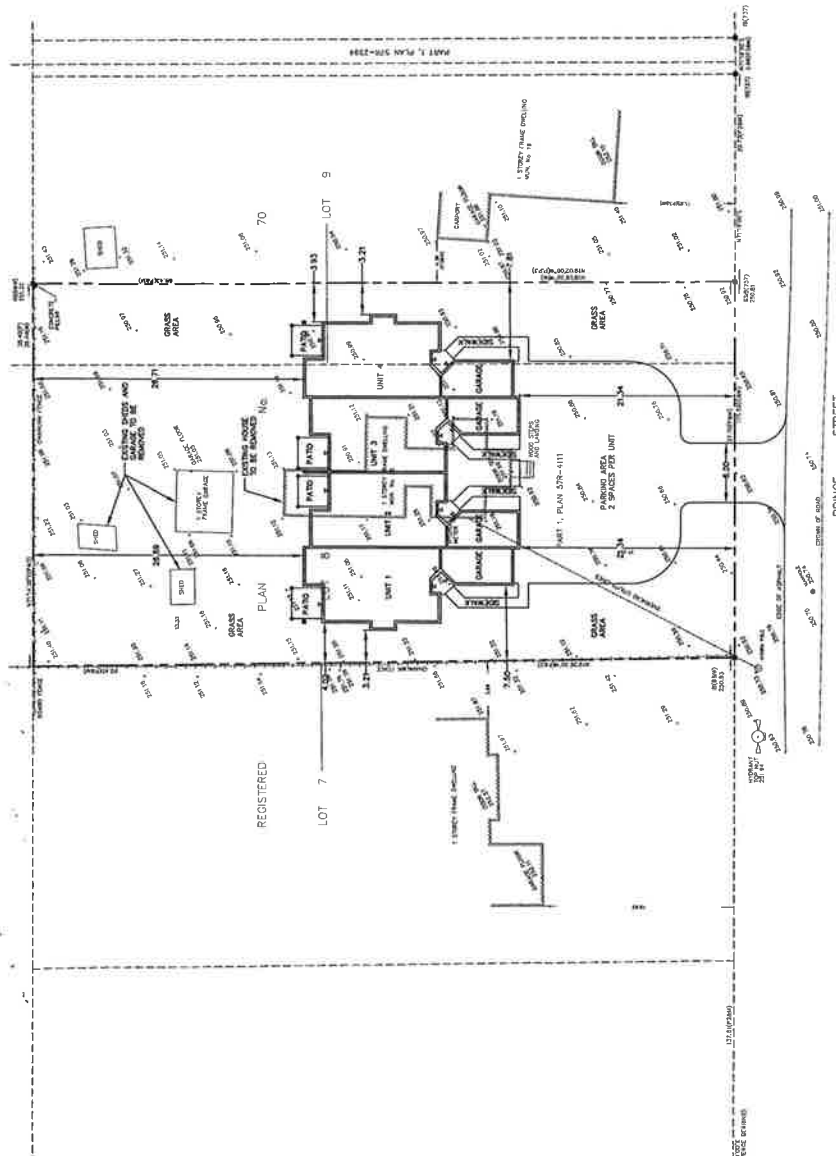
City of Toronto
Planning Department



APPENDIX "C"
to
REPORT PLAN 2017-056

FILE NO. D06-17-026

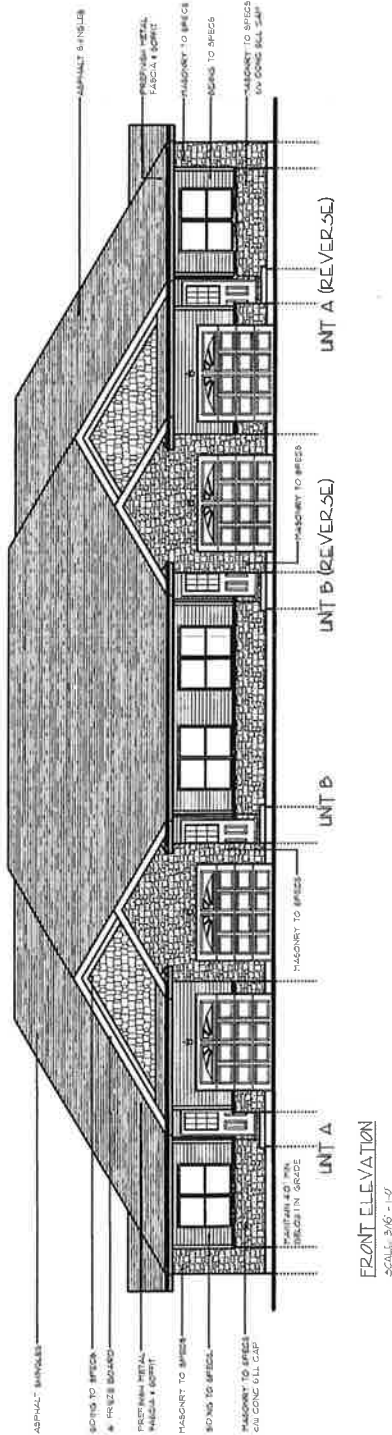
ZONING	
URBAN RESIDENTIAL, TYPE 2 (R2)	
FOUR DWELLING UNITS PROPOSED	
PERMITTED	PROVIDED
MIN. LOT AREA	2540.0m ²
MIN. LOT FRONTAGE	37.70m
MIN. LOT DEPTH	22.70m
MIN. INTERIOR SIDE YARD	1.2m
MIN. REAR YARD	7.5m
MIN. FRONT YARD	1.0m
MIN. LOT HEIGHT	11.0m
LOT COVERAGE	33%



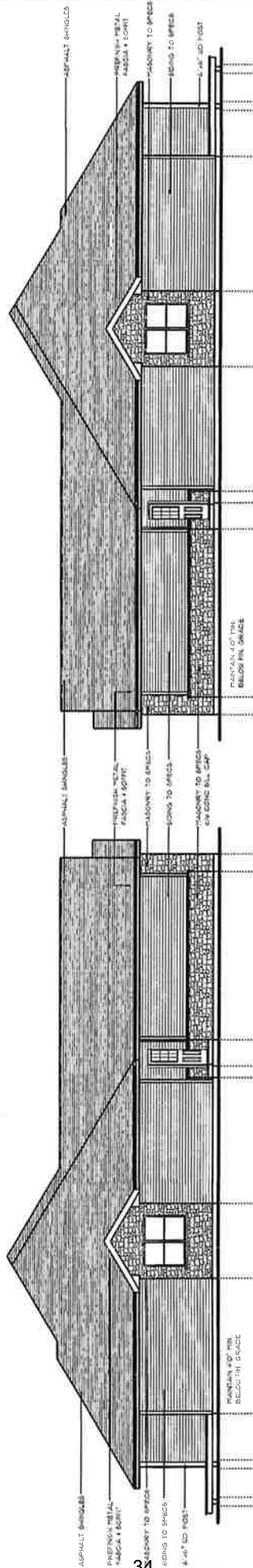
PROJECT TITLE		25 PRINCE STREET WEST	
PROJECT NO.		2017-056	
PROJECT DATE		JULY 2017	
PROJECT TYPE		SITE PLAN	
PROJECT LOCATION		25 PRINCE STREET WEST NORTH OF PRINCE STREET EAST OF DUNDAS STREET CITY OF KANATA, ONTARIO	
PROJECT OWNER		TD Consulting	
PROJECT ENGINEER		017-093	
PROJECT DATE		JULY 2017	
PROJECT SCALE		1:1000	
PROJECT DRAWING NO.		SP-1	

SURVEY INFORMATION PROVIDED BY:
BENINGER SURVEYING LTD.
211 SPENCER STREET
PETERBORO, ONTARIO
K9A 6H6
TEL: 705-765-1000

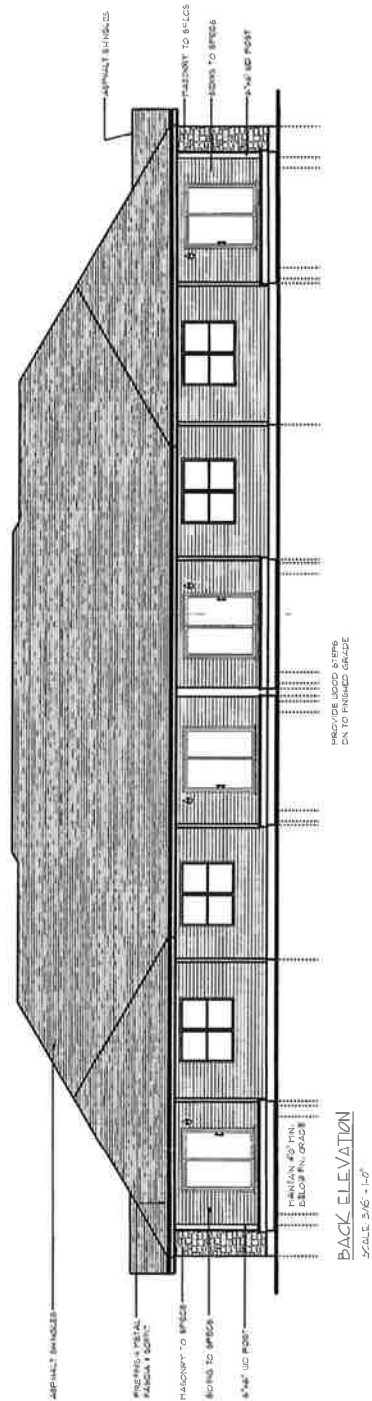
APPENDIX " C " to (20F2)
 REPORT PLAN2017-056
 FILE NO. D06-17-026



FRONT ELEVATION
 SCALE 3/16" = 1'-0"



RIGHT ELEVATION
 SCALE 3/16" = 1'-0"



LEFT ELEVATION
 SCALE 3/16" = 1'-0"

PROJECT C-2
 JUL 10 2017



COACHLAMP LANE 5

25 Prince St. (Burlington)	DATE: 07/10/17
OWNER: J&M HOLDINGS	DATE: 07/10/17
CONTRACT: 2017-026	DATE: 07/10/17
4100 sq. ft. .4 PLEX	DATE: 07/10/17
16-D-192	DATE: 07/10/17



A5

The Corporation of the City of Kawartha Lakes**By-Law 2017 -****A By-Law To Amend The Village of Bobcaygeon Zoning By-Law No. 16-78 To Rezone Land Within The City Of Kawartha Lakes**

[File D06-17-026, Report PLAN2017-056, respecting Lot 8 and Part Lot 9, Plan 70, being Part 1, Plan 57R-4111, former Village of Bobcaygeon, identified as 25 Prince Street West – SWEENEY]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to permit a four (4) unit townhouse dwelling on the subject land.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2017-__.

Section 1:00 Zoning Details

- 1.01 **Property Affected:** The Property affected by this by-law is described as Lot 8 and Part Lot 9, Plan 70, being Part 1, Plan 57R-4111, former Village of Bobcaygeon, City of Kawartha Lakes.
- 1.02 **Textual Amendment:** By-law No. 16-78 of the Village of Bobcaygeon is further amended to add the following section to Section 6.3:

“m. Notwithstanding the permitted uses of subsection 6.1, on land zoned R2-S13, a townhouse dwelling having a maximum of four (4) dwelling units shall also be permitted.”
- 1.03 **Schedule Amendment:** Schedule ‘A’ to By-law No. 16-78 of the Village of Bobcaygeon is further amended to change the zone category from the “Urban Residential Type Two (R2) Zone” to the “Urban Residential Type Two Special Thirteen (R2-S13) Zone” for the land referred to as ‘R2-S13’, as shown on Schedule ‘A’ attached to this By-law.

Section 2:00 Effective Date

- 2.01 **Effective Date:** This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ** day of ***, 2017.

Andy Letham, Mayor

Ron Taylor, Acting City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2017.

MAYOR _____

CITY CLERK _____

'BOBCAYGEON'

Duke Street

**R2-
S13**

Prince Street West

Joseph Street

Main Street