

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

PC2019-13
Wednesday, December 4, 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

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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, Director of Development Services C. Marshall, Supervisor of Development Planning S. Rea, Supervisor of Development Engineering C. Sisson, Planners II Q. Adebayo, D. Harding, A. Kalnina, M. LaHay, and J. Wong, and Senior Engineering Technician J. Newbery were also in attendance.

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

PAC2019-085

Moved By Councillor Veale

Seconded By T. Smith

That the agenda for the Wednesday, December 4, 2019 - 1:00pm Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

Other than listed below, there were no other declarations of pecuniary interest disclosed.

2.1 M. Barkwell - PLAN2019-069

"I represented the seller of this property to the Housing Authority"

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 PLAN2019-066

An application to amend the Township of Somerville Zoning By-law 78-45 respecting Part Lot 7 and 8, Concession 9, Part 1 on RP57R2522, Geographic Township of Somerville, and identified as 466 Pinery Road - Christianopoulos

Quadri Adebayo, Planner II

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

Mr. Adebayo confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the zone category on the northeast portion of the property from Environmental Protection (EP) Zone to Environmental Protection Exception (EP-**) Zone in order to regulate the existing development on that portion of the property that comprises a single detached dwelling, a storage building and dock installation as the only permitted uses, with specific development standards. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement, and meets the intent of the Kawartha Lakes Official Plan. Mr. Adebayo 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 City's Community Services, Engineering, Kawartha Conservation and Building Division - Part 8 Sewage Program all noting no concerns. Comments were also received from Curve Lake First Nations, who requested further consultation if any excavation occurred. Staff have replied the request from Curve Lake First Nations advising that no new development or major site alteration is proposed through the rezoning. Staff are recommending that the application be referred to Council for approval.

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

Alex Christianopoulos made himself available to the Committee if there were any questions.

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

No other persons spoke to the application.

3.2 PLAN2019-068

Applications to amend the Town of Lindsay Official Plan and Town of Lindsay Zoning By-law 2000-75 on land described as Part Lot 21, Concession 4, Part 1, 57R-7657, former Town of Lindsay, vacant land St. Joseph Road – 2645286 Ontario Inc.

Janet Wong, Planner II

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law amendments. 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 120 metres, and a sign was posted on the subject property. She summarized the application, explaining that it proposes to change the land-use designation from Institutions and Community Facilities to Residential; and to change the zone category from Community Facility (CF) Zone to Residential-High Rise One – Special ** (RH1-S**) Zone. The change will permit an eight (8) storey retirement residence for a total of 220 apartments including 116 apartment units and 104 assisted living/independent living units along with associated parking and amenity space. The applications will need to conform to the Growth Plan and appears to be consistent with the Provincial Policy Statement. 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 HKPR Health Unit, Kawartha Conservation, and Hydro One, all expressing no concerns. Staff are recommending that the applications be referred back to staff for further review and processing until such time as comments have been received from the public meeting, all circulated agencies and City Departments, and that any comments and concerns have been addressed.

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

Bryce Jordan spoke as the planning consultant for the applicant. He stated that this project is a co-development between Fieldgate Commercial and Cogir who are developing seven Bloom Retirement communities across Ontario. He stated that the proposal is designed for 'aging-in-place' to allow residents to transition from apartment living, to independent and assisted living options in one building (with sufficient surface and underground parking), all while promoting an active lifestyle. The site was chosen for proximity to parks, shopping, transit, and the hospital, and the building will be designed with an attractive profile to be seen from St. Joseph and Kent Streets. He made himself available if the committee had any questions.

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

No other persons spoke to the application.

3.3 PLAN2019-069

An Application to amend the Village of Fenelon Falls Zoning By-law 89-25 respecting Plan 100, Lots 124 to 126, former Village of Fenelon Falls, City of Kawartha Lakes, identified as 106 Murray Street - Kawartha Lakes

Haliburton Housing Corporation

Anna Kalnina, Planner II

M. Barkwell declared a conflict on this item. ("I represented the seller of this property to the Housing Authority")

M. Barkwell left the Chambers at 1:22 p.m.

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. Kalnina confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and a sign was posted on the subject property. She summarized the application, explaining that it proposes a technical amendment to revise an existing permitted use from a senior citizens apartment dwelling house to allow an apartment dwelling house (a 2 storey building with 30 units) and to remove the (H) Holding provision. The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan and the Fenelon Falls Official Plan. Ms. Kalnina summarized the comments received to date, as detailed in her report. Staff are recommending that the application be forwarded to Council for approval.

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

Tim Welch spoke as the applicant on behalf of the Kawartha Lakes Haliburton Housing Corporation, and stated that they were pleased with the report. He stated that the application is a positive for the community as it will accommodate a range of household types at this property.

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

No other persons spoke to the application.

M. Barkwell returned to the Chambers at 1:29 p.m.

3.4 PLAN2019-070

Applications to amend the City of Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 respecting Part Lot 22, Concession 7, Geographic Township of Ops, City of Kawartha Lakes, identified as 396 Highway 36 - Mike Redmond Septic Service Ltd.

David Harding, Planner II

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law amendments. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Harding confirmed that the required notice was given in accordance with the Planning Act prior to the statutory Public Meeting held on October 9, 2019. He summarized the application, explaining that it proposes to add a self-storage facility use to the list of permitted uses and apply any applicable development standards to the property. The application is consistent with the 2014 Provincial Policy Statement and conforms to the 2019 Growth Plan. Mr. Harding summarized the comments received to date, as detailed in his report. Staff are recommending that proposed Official Plan Amendment and Zoning By-law Amendment applications be referred to Council for approval.

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

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

No persons spoke to the application.

3.5 PLAN2019-071

An application to amend the Township of Verulam Zoning By-law 6-87 , respecting Part Lot 10, Concession 3, Behind Plan 145, Lots 7 and 8, Geographic Township of Verulam, City of Kawartha Lakes, identified as land behind 19 and 21 Kenhill Beach Road - Lamanna and Hartley David Harding, Planner II

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

Mr. Harding confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit backlot development and uses accessory to the dwellings at 19 and 21 Kenhill Beach Road. The application is consistent with the 2014 Provincial Policy Statement and conforms to the 2019 Growth Plan, and the Kawartha Lakes Official Plan. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from Curve Lake First Nation with no concerns as an archeological survey was conducted. Staff are recommending that the application be referred to Council for approval.

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

Tom deBoer spoke as the applicant and offered to supply any additional information to the Committee if requested. He stated that this process is a result of two backlots merging and one neighbour wishing to provide the other with a backlot.

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

No other persons spoke to the application.

3.6 PLAN2019-074

An application to amend the Township of Fenelon Zoning By-law 12-95 respecting Part Lot 31, Concession 11, Geographic Township of Fenelon, identified as 467 Northline Road - Hughes

Mark LaHay, Planner II

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

Mr. LaHay confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the subject land from the Agricultural (A1) Zone to the Agricultural Exception (A1-**) Zone. The effect of the zoning amendment would be to permit an existing established second dwelling unit within the existing dwelling as an accessory dwelling unit on the property. The application conforms to the Growth Plan, the Kawartha Lakes Official Plan, and is consistent with the Provincial Policy Statement. 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 City's Agriculture Development Officer noting no concerns. Staff are recommending that the application be referred to Council for approval.

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

Marlene Dawson spoke on behalf of the applicant and made herself available for any questions.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:44 p.m.

4. Business Arising from Public Meeting

4.1 Item 3.1

PAC2019-086

Moved By Councillor Seymour-Fagan

Seconded By Mayor Letham

That Report PLAN2019-066, respecting Part Lot 7 and 8, Concession 9, Part 1 on RP57R2522, geographic Township of Somerville, and identified as 466 Pinery Road; Application No. D06-2019-036, be received;

That a Zoning By-law Amendment respecting application D06-2019-036, substantially in the form attached as Appendix F to Report PLAN2019-066, be approved and adopted by Council; and

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

Carried

4.2 Item 3.2

PAC2019-087

Moved By J. Willock

Seconded By M. Barkwell

That Report PLAN2019-068, respecting Part Lot 21, Concession 4, Part 1, 57R-7657, former Town of Lindsay, 2645286 Ontario Inc. (Fieldgate Commercial) – Applications D01-2019-005 and D06-2019-035, be received; and

That Report PLAN2019-068 respecting Applications D01-2019-005 and D06-2019-035 be referred back to staff to address 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

4.3 Item 3.3

PAC2019-088

Moved By Councillor Veale

Seconded By Mayor Letham

That Report PLAN2019-069, respecting Plan 100, Lots 124 to 126, former Village of Fenelon Falls, City of Kawartha Lakes, identified as 106 Murray Street, Kawartha Lakes Haliburton Housing Corporation – D06-2019-032, be received;

That a Zoning By-law Amendment respecting application D06-2019-032, substantially in the form attached as Appendix D to Report PLAN2019-069, be approved and adopted by Council; and

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

Carried

Note to Minutes: M. Barkwell remained in the Council Chambers for the vote, however abstained from voting on this item.

4.4 Item 3.4

PAC2019-089

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2019-070, respecting Part Lot 22, Concession 7, geographic Township of Ops, City of Kawartha Lakes, identified as 396 Highway 36 – Planning Files D01-2019-002 and D06-2019-023, be received;

That an Official Plan Amendment respecting application D01-2019-002, substantially in the form attached as Appendix D to Report PLAN2019-070, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2019-033, substantially in the form attached as Appendix E to Report PLAN2019-070, be approved and adopted by Council; and

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

Carried

4.5 Item 3.5

PAC2019-090

Moved By Councillor Seymour-Fagan

Seconded By M. Barkwell

That Report PLAN2019-071, respecting Part Lot 10, Concession 3, Behind Plan 145, Lots 7 and 8, geographic Township of Verulam, City of Kawartha Lakes,

identified as land behind 19 and 21 Kenhill Beach Road – Planning File D06-2019-033, be received;

That a Zoning By-law Amendment respecting application D06-2019-033, substantially in the form attached as Appendix D to Report PLAN2019-071, be approved and adopted by Council; and

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

Carried

4.6 Item 3.6

PAC2019-091

Moved By Councillor Veale

Seconded By T. Smith

That Report PLAN2019-074, respecting Part Lot 31, Concession 11, geographic Township of Fenelon, Application D06-2019-034, be received;

That a Zoning By-law, respecting application D06-2019-034, substantially in the form attached as Appendix D to Report PLAN2019-074 be approved and adopted by Council; and

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

Carried

5. Deputations

5.1 PC2019-13.5.1

Leigh Mugford, Resource Manager, James Dick Construction Limited
Relating to PLAN2019-062 (Item 7.1 on the agenda)

Mr. Mugford made himself available for any questions from the members of the committee.

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2019-062

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, vacant land Rohallion Road - 676249 Ontario Ltd.

Janet Wong, Planner II

Ms. Wong confirmed that a Public Meeting on this matter was held on April 10, 2019 in accordance with the Planning Act. She summarized the application, explaining that it proposes to change the zone category on a portion of the property (0.8 ha.) from the Agricultural (A1) Zone to an Agricultural –Exception Thirty (A1-30) Zone to permit the establishment of an explosive storage facility to serve the local aggregate industry. The application conforms to the Growth Plan, Kawartha Lakes Official Plan, and is consistent with the Provincial Policy Statement. Ms. Wong summarized the comments received to date, as detailed in her report, and how the applicant addressed them. Staff are recommending that the application be referred to Council for approval.

PAC2019-092

Moved By Mayor Letham

Seconded By Councillor Veale

That Report PLAN2019-062, an application to amend the Township of Eldon Zoning By-law 94-14, be received;

That application D06-2019-004, respecting a proposed Amendment to the Township of Eldon Zoning By-law to permit an explosive storage facility substantially in the form attached as Appendix 'E' to Report PLAN 2019-062 be approved and adopted by Council;

That in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment to include the use of the Holding (H) symbol with a condition for its removal that the development of an explosives storage facility be subject to site plan control, deems no further public notice to be necessary; and

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

Carried

7.2 ENG2019-024

**Assumption of Liam Street, Newton Avenue, and Half of Maloney Street,
Lindsay**

(Springdale Gardens Subdivision – Phase 2)

Christina Sisson, Supervisor of Development Engineering

Ms. Sisson provided an overview of her report noting the history of the related development in the area. She stated that staff are recommending assumption of the roads and assume maintenance of the Stormwater Management Facility (Oil and Grit Separator) in accordance with the draft by-law attached to her report.

PAC2019-093

Moved By Councillor Veale

Seconded By J. Willock

That Report ENG2019-024, Assumption of Liam Street, Newton Avenue, and Half of Maloney Street, Lindsay, be received;

That the Assumption of Liam Street, Newton Avenue, and Half of Maloney Street, Springdale Gardens Subdivision – Phase 2, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

That an Assumption By-Law, including requisite road dedication, substantially in the form attached as Appendix 'A' to Report ENG2019-024 be approved and adopted by Council; and

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

Carried

8. Adjournment

PAC2019-094

Moved By Councillor Veale

Seconded By J. Willock

That the Planning Advisory Committee Meeting adjourn at 1:51p.m.

Carried