

The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2020-05
Wednesday, September 2, 2020
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Deputy Mayor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Jason Willock
Alternate: Councillor Pat Dunn

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1. Call to Order and Adoption of Agenda

Chairperson Deputy Mayor O'Reilly called the meeting to order at 1:05 p.m. Mayor A. Letham, Councillor A. Veale, Alternate member P. Dunn, and M. Barkwell, were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Manager of Planning R. Holy, Supervisor of Development Planning S. Rea, Supervisor of Development Engineering C. Sisson, Planning Officer - Large Developments I. Walker, and Planners II J. Derworiz, D. Harding, M. LaHay, and K. Stainton were also in attendance.

Absent: Councillor K. Seymour-Fagan, and J. Willock

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

PAC2020-028

Moved By Councillor Veale

Seconded By M. Barkwell

That the agenda for the Wednesday, September 2, 2020 Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

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 PLAN2020-033

Ian Walker, Planning Officer - Large Developments

An application to amend the Town of Lindsay Zoning By-law 2000-75 for Lots 1 through 94, 108 through 113, and 122 through 146 in draft plan of subdivision 16T-88009 on the property identified as Vacant Land on Angeline Street North, Lindsay - CIC Developments Inc.

3.1.1 Public Meeting

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. Walker 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. He summarized the application, explaining that it proposes to increase the maximum lot coverage from 35% to 45% for Lots 1 through 94, Lots 108 through 113, and Lots 122 through 146 in draft plan of subdivision 16T-88009, which was draft approved by Council on June 19, 2018. The net result of this proposal will only amend the maximum lot coverage provision for the proposed lots noted above. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the Lindsay Official Plan. Mr. Walker 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 neighbouring developer, the Orsi Group, who objected to the application noting concerns with access from this development to Highway 35. A letter of response from the applicant's solicitor, N. Macos, was also received noting that this application only proposes increased lot coverage, and no additional approval lots. Staff are recommending that the application be referred to Council for approval.

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

Michael Bissett spoke as the applicant, stating that they agree with the recommendations from the report, and he noted that, in response to the Orsi Group's letter, that the application before the committee today does not add lots, it just increases the lot coverage permitted on the lots. He stated this will have no impact to traffic from what is already approved.

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

No other persons spoke to the application.

The public meeting concluded at 1:11pm.

3.1.2 Business Arising from the Public Meeting

PAC2020-029

Moved By Councillor Dunn

Seconded By Councillor Veale

That Report PLAN2020-033, **Part of Lot 24, Concession 4, 57R-7234, Parts 9 to 14, Former Town of Lindsay, CIC Developments Inc. – Application D06-2020-020**, be received;

That the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2020-033, be referred to Council for approval and adoption; and

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

Carried

3.2 PLAN2020-034

Sherry L. Rea, Development Planning Supervisor

An application to amend the Township of Eldon Zoning By-law 94-14 on land described as Part of Lot 32, Concessions 9 and 10 and Part of Lots 49 to 54, North Portage Road, geographic Township of Eldon, identified as 188 Talbot River Road - Kirkfield Lake Resort Ltd.

3.2.1 Public Meeting

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

Ms. Rea confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. She summarized the application, explaining that it proposes to permit the temporary use of a portion of the property for a commercial off-grid rental cabin facility of a maximum of 5 small cabins, each being 15 sq.m. (160 sq.ft.), 6 tent sites, 1 common washroom facility being 17.8 sq.m. (192 sq.ft.), an internal private roadway which utilizes an existing internal road on the property, private docks for the cabins and a communal dock and pavilion for common waterfront access for water-based recreational activities. The temporary use would be for a period of two (2) years allowing the applicant to complete additional studies to permit additional rental cabins on the lands. The application is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Kawartha Lakes Official Plan, and the Lake Simcoe Protection Plan. Ms. Rea summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from

the Engineering Department with no concerns, and the Building Division noting that a shared washroom facility should be barrier-free, and that permits would be required for the greywater systems. Staff are recommending that the application be referred to Council for approval. She responded to questions from Committee members.

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

Kevin DuGuay spoke as the applicant, noting that he is speaking on behalf of the owner and Cabinscape. He stated that they support the recommendation from the report, and that the temporary use by-law is reinforced by the small and temporary nature of the buildings, which can be removed from the site if required. Overall, he stated that Cabinscape is a Canadian company who operates a series of off-grid camping experiences, and that they are working to address future possible phases.

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

No other persons spoke to the application.

The public meeting concluded at 1:26pm

3.2.2 Business Arising from the Public Meeting

PAC2020-030

Moved By Mayor Letham

Seconded By Councillor Veale

That Report PLAN2020-034, **Part of Lot 32, Concessions 9 and 10 and Part of Lots 49 to 54, North Portage Road, geographic Township of Eldon, identified as 188 Talbot River Road, Kirkfield Lake Resort Ltd. - Application No. D06-2020-021**, be received;

That the Zoning By-law amendment, substantially in the form attached as Appendix C to Report Plan 2020-034, be approved and adopted; and

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

Carried

3.3 PLAN2020-035

David Harding, Planner II

An application to amend the Township of Mariposa Zoning By-law 94-07 on property described as Part of Lots 14 and 15, Concession 9; Block J, Part

**Lots 8-17, Plan 80; Part 1, 57R-6577, geographic Township of Mariposa,
identified as 1013 Eldon Road - Vandenburg**

3.3.1 Public Meeting

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 that a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone a strip of land abutting Eldon Road to residential use in order to facilitate the creation of three rural residential lots. One of the lots will contain the existing farmhouse. Each residential lot is proposed to be approximately 4,300 square metres. Also, the use of the existing agricultural buildings is also proposed to be changed to prevent the keeping of livestock or Manure storage. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and that the application is under review for conformity with 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 the Community Services Department, The Agriculture Development Officer, and the Engineering Department. Staff are recommending that the application be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments (including the Building Division and the Ministry of Transportation), and for further review and processing. He responded to questions from Committee members.

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

Bruce Vandenburg spoke as the owner and applicant, and noted the potential for severing lots from this farm in the Hamlet of Oakwood. He stated that he wants to follow the guidelines, and made himself 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 1:33pm.

3.3.2 Business Arising from the Public Meeting

PAC2020-031

Moved By Councillor Veale

Seconded By M. Barkwell

That Report PLAN2020-035, **Part of Lots 14 and 15, Concession 9; Block J, Part Lots 8-17, Plan 80; Part 1, 57R-6577, geographic Township of Mariposa, City of Kawartha Lakes, identified as 1013 Eldon Road, Vandenberg – D06-2020-017**, be received; and

That the application be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing.

Carried

3.4 PLAN2020-036

David Harding, Planner II

An application to amend the Township of Emily Zoning By-law 1996-30 on land described as Part of Lots 14 and 15, Concession 12, geographic Township of Emily, identified as 914 Centreline Road - Gingrich

3.4.1 Public Meeting

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 that a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the zone category on a portion of the property in order to permit an approximately 600 square metre truss manufacturing facility. The shop is proposed as a secondary use to the farm operation. A reduction in the number of required parking spaces for the business is sought, along with some other general provisions. Review of the application for consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan is still ongoing. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional concerns were received from the following individuals:

- J. Goudie
- G. Statrosta; and

- J. Putnins

He summarized their concerns stating that they mostly dealt with the placement of the facility, scale of manufacturing, loss of agricultural land, access to the existing road network, and questions about the planning justification report. He also noted a letter of support was received from A. Martin, and that no concerns were raised from the Agriculture Development Officer. He further stated that in response to the comments received, the Development Engineering division is requesting a Traffic Impact Statement. Staff are recommending that the application be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing. Mr. Harding and Ms. Sisson responded to questions from Committee members.

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

Emma Drake of D.M. Wills spoke as the applicant, and provided a summary of the application. She noted that the proposal is an on-farm diversified use secondary to the principle agricultural use on the property, and that the proposal will support the agricultural community by building roof trusses for agricultural buildings. She responded to the concerns raised stating that the building will maintain the rural character of the area, and setback from the property line, and that none of the concerns directly opposed the manufacturing of roof trusses. She noted that traffic increases would be minimal, and concurred that further analysis may be required, and hoped to see this come back to a meeting in the near future.

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

No other persons spoke to the application.

The public meeting concluded at 1:49p.m.

3.4.2 Business Arising from the Public Meeting

PAC2020-032

Moved By Mayor Letham

Seconded By Councillor Dunn

That Report PLAN2020-036, **Part of Lots 14 and 15, Concession 12, geographic Township of Emily, City of Kawartha Lakes, identified as 914 Centreline Road, Gingrich – D06-2020-010**, be received; and

That the application respecting the proposed Zoning By-law Amendment be referred back to staff until such time as all comments have been received and

addressed from all circulated agencies, City Departments, and the public, and for further review and processing.

Carried

3.5 PLAN2020-037

David Harding, Planner II

An application to amend the United Townships of Laxton, Digby and Longford Zoning By-law 32-83 on property described as Part of Lot 3, Concession 2, geographic Township of Laxton, identified as 128 Curls Road - DaCunha and Potter

3.5.1 Public Meeting

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 that a sign was posted on the subject property. He summarized the application, explaining that it proposes to add zoning on the property in accordance with the dwelling that was constructed. The property is currently zoned Open Space (O1), and a single detached dwelling is not a permitted use within that zone. Review of the application for consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan is still ongoing. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from the City's Building division noting the open permit on file. Comments from Kawartha Conservation are still outstanding. Staff are recommending that the application be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing. He responded to questions from Committee members.

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

Doug Carroll spoke as the applicant, and requested that the referral back to staff be set aside, and that the application endorsed, and forwarded to Council for approval. He provided the history of the project, noting the various changes on the property since the initial building permit was issued in 2000 by the Township of Laxton-Digby-Longford. He further noted that there was little evidence of

flooding, or any flood evaluation completed by Kawartha Conservation or the Ministry of Natural Resources, and that because of this, that a by-law for approval be prepared and forwarded to Council for approval.

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

No other persons spoke to the application.

The public meeting concluded at 1:57p.m.

3.5.2 Business Arising from the Public Meeting

PAC2020-033

Moved By Mayor Letham

Seconded By Councillor Veale

That Report PLAN2020-037, **Part of Lot 3, Concession 2, geographic Township of Laxton, City of Kawartha Lakes, identified as 128 Curls Road, DaCunha and Potter – D06-2020-011**, be received; and

That a Zoning By-law Amendment respecting application D06-2020-011, be prepared, 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

3.6 PLAN2020-038

Kent Stainton, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 on property described as Part Lot 17, Concession 13, geographic Township of Manvers, identified as 438 St. Mary's Road - Shea

3.6.1 Public Meeting

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. Stainton confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that as a condition of the provisional consent decision (File No. D03-2019-032), the agricultural land to be retained is to be rezoned to prohibit

residential uses and the proposed severed lands are to be rezoned to a rural residential type one zone category, which prohibits agricultural uses. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Stainton summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report no additional comments were received. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

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

The owner or applicant was not in attendance.

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

No other persons spoke to the application.

The public meeting concluded at 2:04p.m.

3.6.2 Business Arising from the Public Meeting

PAC2020-034

Moved By Councillor Dunn

Seconded By Councillor Veale

That Report PLAN2020-038, respecting **Part Lot 17, Concession 13, geographic Township of Manvers, and identified as 438 St. Mary's Road – Application D06-2020-013**, be received;

That a Zoning By-law Amendment respecting application D06-2020-013, substantially in the form attached as Appendix D to Report PLAN2020-038, 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

3.7 PLAN2020-039

Jonathan Derworiz, Planner II

Applications to amend the City of Kawartha Lakes Official Plan and the Township of Ops Zoning By-law 93-30 on land described as Part of Lot 22, Concession 2, geographic Township of Ops, identified as land on Green Forest Drive - MacLeish

3.7.1 Public Meeting

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. Derworiz confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to sever approximately six hectares from the approximately 10-hectare site to facilitate development of a trucking terminal with eight bays, ancillary offices and related uses, including truck or tractor repair and sales, bulk agricultural and/or seed storage, and nursery or greenhouse uses. He noted that the application is generally consistent with the Provincial Policy Statement, and generally conforms to the Growth Plan for the Greater Golden Horseshoe and an amendment to the Kawartha Lakes Official Plan will be required. Mr. Derworiz 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 Agriculture Development Officer with a letter of support. Staff are recommending that the application be referred back to staff for further review and consideration until comments from the public meeting have been reviewed, and comments from circulated agencies and City Departments (including Kawartha Conservation and the Ministry of Transportation) have been addressed. He responded to questions from Committee members.

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

Emma Drake of DM Wills spoke as the applicant, and provide an overview of the history of the project noting that the proposed operator of the terminal will be Jamie Marquis Trucking who specializes hauling agricultural goods. She stated that approval of this application would benefit the agricultural economy, enhance services offered, and create jobs in Kawartha Lakes. She noted that while some comments were still outstanding, she believed this application represents good planning, and she hoped this application could return to the committee quickly.

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

No other persons spoke to the application.

The public meeting concluded at 2:17p.m.

3.7.2 Business Arising from the Public Meeting

PAC2020-035

Moved By Councillor Dunn

Seconded By Councillor Veale

That Report PLAN2020-039, respecting Part of Lot 22, Concession 2, geographic Township of Ops, Wayne and Ann MacLeish – Applications D01-2020-004 and D06-2020-018, be received; and

That Report PLAN2020-039 respecting Applications D01-2020-004 and D06-2020-018 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

3.8 PLAN2020-040

Mark LaHay, Planner II

An application to amend the Town of Lindsay Zoning By-law 2000-75 on land described as Part Lot 2, North Side of Glenelg Street, Town Plot, former Town of Lindsay identified as 37 Lindsay Street South and 6 Glenelg Street West - Glenelg Developments Corporation

3.8.1 Public Meeting

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 120 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to sever approximately 447 square metres of land containing a two-storey brick dwelling fronting on Glenelg Street West and retain approximately 3,345 square metres of commercial lands containing a two-storey brick commercial building. The severed land is to recognize and establish the residential dwelling on a standalone parcel. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report no additional comments were received. Staff are recommending that the application be referred to Council for approval.

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

Doug Carroll spoke as the applicant and stated they have reviewed the report and note no objections and agree with the recommendation. He made himself available for any questions from the committee.

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

No other persons spoke to the application.

The public meeting concluded at 2:23p.m.

3.8.2 Business Arising from the Public Meeting

PAC2020-036

Moved By Councillor Veale

Seconded By M. Barkwell

That Report PLAN2020-040, **respecting Part Lot 2, North side of Glenelg Street, Town Plot, former Town of Lindsay, Application D06-2020-008**, be received;

That a Zoning By-law, respecting application D06-2020-008, substantially in the form attached as Appendix D to Report PLAN2020-040 be approved for adoption by Council; and

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

Carried

3.9 PLAN2020-041

Mark LaHay, Planner II

An application to amend the Township of Eldon Zoning By-law 94-14 on land described as Part Lot 2 Concession 8, geographic Township of Eldon, identified as 112 Kirkfield Road - Yates

3.9.1 Public Meeting

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 that 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 a second dwelling unit attached to the main single detached dwelling as an accessory dwelling unit on the property, which is accessory to a main permitted agricultural use. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and generally conforms to the Kawartha Lakes Official Plan. 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 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.

Joyce and William Yates spoke as the applicant, and stated that they have no further comment.

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

No other persons spoke to the application.

The public meeting concluded at 2:27p.m.

3.9.2 Business Arising from the Public Meeting

PAC2020-037

Moved By Councillor Veale

Seconded By M. Barkwell

That Report PLAN2020-041, **respecting Part Lot 2 Concession 8, geographic Township of Eldon, Application D06-2020-015**, be received;

That a Zoning By-law, respecting application D06-2020-015, substantially in the form attached as Appendix D to Report PLAN2020-041 be approved for adoption 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. **Deputations**

5. **Correspondence**

6. **City of Kawartha Lakes Reports**

7. Adjournment

PAC2020-038

Moved By Councillor Veale

Seconded By Mayor Letham

That the Planning Advisory Committee Meeting adjourn at 2:28 p.m.

Carried