The Corporation of the City of Kawartha Lakes

MINUTES

PLANNING ADVISORY COMMITTEE

PC2017-11
Wednesday, November 8, 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
Councillor Doug Elmslie

Accessible formats and communication supports are available upon request.

1. CALL TO ORDER AND ADOPTION OF AGENDA

Chair O'Reilly called the meeting to order at 1:01 p.m., Councillors D. Elmslie, B. Junkin, R. Macklem, G. Miller, H. Stauble and A. Veale and M. Barkwell were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Manager of Planning R. Holy, Planning Officer - Large Developments I. Walker, Planner II M. LaHay, Supervisor of Development Engineering C. Sisson, and Administrative Assistant K. Lewis were also in attendance.

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

Moved By Councillor Elmslie
Seconded By Councillor Miller

RESOLVED THAT the agenda for the Wednesday, November 8, 2017 Planning Advisory Committee Meeting be adopted as circulated.

CARRIED

2. DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of pecuniary interest noted.

3. PUBLIC MEETING

The Chair stated that, as required under the Planning Act, a public meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2017-065

Mark LaHay, Planner II
Applications for Zoning By-law Amendment together with a Draft Plan of Subdivision and Draft Plan of Condominium to permit 7 lots for single detached dwellings fronting on Lakewood Crescent and 24 semi-detached and 2 single detached units fronting on a common elements condominium road accessed from Lakewood Crescent, former Village of Bobcaygeon, now City of Kawartha Lakes (Frederick G. Reynolds Holdings Inc.)

The Chair requested staff to advise on the manner of giving notice for the proposed applications. 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 120m and a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit a residential plan of subdivision consisting of 7 lots for single detached dwellings with frontage on Lakewood Crescent, and one block for the residential condominium plan consisting of 24 semi-detached and 2 single detached units fronting onto a common elements condominium road accessed from Lakewood Crescent. As the subject land is zoned General Industrial (M2), an amendment to the Zoning By-law is necessary to permit the proposed residential use with the site specific zone provisions, along with a plan of subdivision and a plan of condominium. The application appears to conform to the Growth Plan and applicable Official Plans, and appears to be 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 Hydro One who had no concerns with the application. He noted that comments are still outstanding from Kawartha Conservation, as well as City Building and Engineering staff. He and Mr. Holy responded to questions from Committee members.

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

T.J Cieciura, of Design Plan Services Inc, spoke on behalf of the owner, noting that he agrees with the conclusions of the Planning staff, and noted that the application adheres to appropriate Provincial and City Policies. He responded to questions put forward by the members of the Committee.

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

No other persons spoke to the application.

4. BUSINESS ARISING FROM PUBLIC MEETING

4.1 Item 3.1

PC2017-045
Moved By Councillor Junkin
Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-065, respecting Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, former Village of Bobcaygeon, "Frederick G. Reynolds Inc. – Applications D06-17-028, D05-17-004 & D04-17-001", be received; and
THAT the applications respecting the proposed Zoning By-law Amendment, together with the Draft Plan of Subdivision and Draft Plan of Condominium 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

5. DEPUTATIONS

6. CORRESPONDENCE

7. CITY OF KAWARTHA LAKES REPORTS

7.1 PLAN2017-062

Ian Walker, Planning Officer - Large Developments
Applications for Official Plan and Zoning By-law Amendment together with a Draft Plan of Subdivision to permit 8 lots for single detached dwellings on the east side of an extension to O'Reilly Lane, Geographic Township of Ops, now City of Kawartha Lakes (2042825 ONTARIO INC.)

Mr. Walker introduced the Official Plan Amendment and Zoning By-law Amendment application by noting that it proposed to develop a 6.5 ha. shoreline residential plan of subdivision consisting of an extension to the municipal road known as O'Reilly Lane; 8 residential lots for single detached dwellings; and 4 blocks: 1 block to recognize an existing burial plot; 1 block for drainage purposes; and 2 blocks for 0.3 m. reserves along the west and north side of the proposed municipal road. A Public Meeting was held on November 9, 2016 where members of the public brought forward concerns about construction traffic and damage to the road. He noted the amendments are required to permit the reduced lot frontage, and to apply a 30m water setback to prevent building along the river. Staff are recommending that a holding provision be placed on all lots until such time that a secured subdivision agreement is executed. Staff are also recommending that the application be forwarded to Council for approval. He responded to questions from the members of the Committee.

PC2017-046
Moved By Councillor Veale
Seconded By Councillor Elmslie

RECOMMEND THAT Report PLAN2017-062, respecting **Part of Lots 6 & 7, Concession 2, geographic Township of Ops, 2042825 ONTARIO INC. – Applications D01-16-006, D06-16-031 & D05-16-004**, be received;
THAT a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix C be referred to Council for adoption;
THAT the zoning by-law amendment, substantially in the form attached as Appendix D be referred to Council for approval and adoption;
THAT the Draft Plan of Subdivision (16T-16501), Application D05-16-004, as shown on Appendix B and the conditions substantially in the form attached as Appendix E to Report PLAN2017-062, be approved and adopted by Council; and
THAT in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and
THAT the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

CARRIED

7.2 PLAN2017-066

Richard Holy, Manager of Planning
Request by Donald Kerr for a Revision to Woodland Hills Community Inc. Subdivision Agreement, Bethany

Mr. Holy received a request from Mr. D. Kerr, the applicant on behalf of Woodland Hills Community Inc., to amend the existing subdivision agreement that has been registered since 2000. Mr. Kerr requested that the 15 year sunset clause be removed in order to facilitate the registration of the remaining 35 lots within the plan of subdivision. The development still appears to conform and be consistent with the appropriate Provincial and City policies, and as such, staff are requesting that the subdivision agreement be amended to remove the sunset clause. Mr. Holy and Ms. Sisson responded to questions put forward by the members of the Committee.

PC2017-047
Moved By Councillor Elmslie
Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-066, respecting Part Lots 24 and 25, Concession 8, geographic Township of Manvers, “Woodland Hills Community Inc. – Application D05-31-015”, be received;

THAT the revision to the Subdivision Agreement as contained in Report PLAN2017-066, 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

7.3 ENG2017-025

Christina Sisson, Supervisor of Development Engineering
Assumption Report for Morningside Subdivision - Phase 1, Lindsay, City of Kawartha Lakes

Ms. Sisson provided an overview of the report stating that a request from Mr. R. Abraham, President of 2074161 Ontario Limited, was received for formal assumption of the roads and in Phase 1 of the subdivision. She noted that the City will release the remaining security upon confirmation that all of the parties who have completed outstanding issues have been paid. Staff are recommending formal assumption of the roads in the subdivision. Ms. Sisson responded to questions put forward by the members of the committee.

PC2017-048
Moved By Councillor Elmslie
Seconded By Councillor Macklem

RECOMMEND THAT Report ENG2017-025, **Assumption Report for Morningside Subdivision – Phase 1, Geographic Town of Lindsay, City of Kawartha Lakes**, be received;
THAT the Assumption of Morningside Subdivision – Phase 1, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;
THAT an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-025 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

Moved By Councillor Stauble
Seconded By Councillor Veale

RESOLVED THAT the Planning Advisory Committee Meeting adjourn at 2:07 p.m.

CARRIED

Recommendations made at the November 8, 2017 Planning Advisory Committee Meeting:

PC2017-045
Moved By Councillor Junkin
Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-065, respecting Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, former Village of Bobcaygeon, “Frederick G. Reynolds Inc. – Applications D06-17-028, D05-17-004 & D04-17-001”, be received; and
THAT the applications respecting the proposed Zoning By-law Amendment, together with the Draft Plan of Subdivision and Draft Plan of Condominium 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

PC2017-046
Moved By Councillor Veale
Seconded By Councillor Elmslie

RECOMMEND THAT Report PLAN2017-062, respecting **Part of Lots 6 & 7, Concession 2, geographic Township of Ops, 2042825 ONTARIO INC. – Applications D01-16-006, D06-16-031 & D05-16-004**, be received;
THAT a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix C be referred to Council for adoption;
THAT the zoning by-law amendment, substantially in the form attached as Appendix D be referred to Council for approval and adoption;
THAT the Draft Plan of Subdivision (16T-16501), Application D05-16-004, as shown on Appendix B and the conditions substantially in the form attached as Appendix E to Report PLAN2017-062, be approved and adopted by Council; and
THAT in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and
THAT the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

CARRIED

PC2017-047
Moved By Councillor Elmslie
Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-066, respecting Part Lots 24 and 25, Concession 8, geographic Township of Manvers, "Woodland Hills Community Inc. – Application D05-31-015", be received;
THAT the revision to the Subdivision Agreement as contained in Report PLAN2017-066, 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

PC2017-048
Moved By Councillor Elmslie
Seconded By Councillor Macklem

RECOMMEND THAT Report ENG2017-025, **Assumption Report for Morningside Subdivision – Phase 1, Geographic Town of Lindsay, City of Kawartha Lakes**, be received;
THAT the Assumption of Morningside Subdivision – Phase 1, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;
THAT an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-025 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