

# The Corporation of the City of Kawartha Lakes

## Planning Report

Report Number PLAN2016-014

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**Date:** March 9, 2016

**Time:** 1:00 p.m.

**Place:** Council Chambers

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**Ward Community Identifier:** Ward 15

**Subject:** Applications for Official Plan and Zoning By-law Amendment to permit a 2 phased "Country Inn" development on a portion of the property described as Part Lots 4 and 5, Concession 2, geographic Township of Emily, now City of Kawartha Lakes and being vacant land on Ski Hill Road. (SOBRIAN/KIEZEBRINK)

**Author/Title:** Sherry L. Rea, Planning Coordinator **Signature:** 

### Recommendation:

**RESOLVED THAT** Report PLAN2016-014, respecting Part Lots 4 and 5, Concession 2, geographic Township of Emily, and being vacant land on Ski Hill Road, Application Nos. D01-16-002 and D06-16-008, be received; and

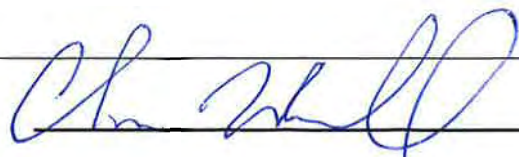
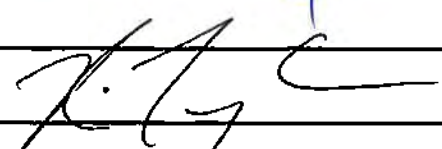

**THAT** the applications respecting the proposed Official Plan Amendment to the City of Kawartha Lakes Official Plan and the proposed Zoning By-law Amendment to the Township of Emily Zoning By-law, be referred back to staff for further review and until such time as all comments have been received from circulated Agencies and City Departments.

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**Department Head:**

**Corporate Services Director / Other:**

**Chief Administrative Officer:**

## **Background:**

The proposal is to permit a 2 phased "Country Inn" development on the property with Phase 1 to include a 929 sq.m. country estate building with 14 guest rooms, manager's apartment and a 150 person conference/event room along with 3 small two bedroom cottages/chalets. Phase 2 will include a 1,858 sq.m. lodge with 30 guest rooms and 2 additional conference/event rooms and manager's apartment. It is anticipated that the phased development will occur within a short term goal of 5 years. The area of the phased development represents 31 ha. See Appendix "A", "B" and "C" attached.

Owner: Jules and Frances Ann Sobrian

Applicant: EcoVue Consulting Services Inc. on behalf of Harry and Erika Kiezebrink and Erik and Deborah Kiezebrink

### **Legal**

Description: Part Lots 4 and 5, Concession 2, geographic Township of Emily, now City of Kawartha Lakes.

Official Plan: Designated *Rural and Environmental Protection* on Schedule "A-3" of the City of Kawartha Lakes Official Plan.

Zone: Agricultural (A1) and Environmental Protection (EP) on Schedule "A" of the Township of Emily Zoning By-law No. 1996-30.

Total Area: 58.7 ha. Total Area of Phased Development: 31 ha.

Site Servicing: Individual well(s) and private sewage disposal system(s) for the phased development which will include approvals from the Health Unit in accordance with O. Reg 318/08 and from the MOECC under the Ontario Water Resources Act, R.S.O., 1990, as amended in the form of an Environmental Compliance Approval (ECA) for systems greater than 10,000 L/day.

Existing Use: Vacant land.

Adjacent Uses: North, South and East: Large rural parcels of land including agricultural operations and rural residential uses.  
West: Agricultural use including equestrian farm with training track.

## **Rationale:**

The subject property is vacant land on the east side of Ski Hill Road, approximately 1.2 km south of Highway 7 and the former Village of Omemee and is comprised of 58.7 ha. of which 31 ha. is the subject of the development applications. The applicants currently operate Nestleton Waters Inn, a 10 suite bed and breakfast that holds summer tented weddings and other events and propose a new larger facility in the City of Kawartha Lakes that is capable of

handling larger weddings, events such as private gatherings, business conferences, artistic performances, culinary tourism and charitable fundraisers and can accommodate additional overnight guests. The applicants intend to offer onsite guest services such as catering, restaurant, gift shop, spa, indoor and outdoor recreation as well as event, corporate, and wedding planning consultation/support. The applicants have chosen the subject property as it provides an opportunity for greater integration with the surrounding landscape, improved vehicular access, as well as greater separation from residential and other sensitive land uses.

The applicants propose to develop the lands in 2 phases as follows:

#### Phase 1

1. Construction of a 929 sq.m. country estate building with approximately 14 guest rooms, manager's apartment and a 150 person conference/event room along with 3 small two bedroom cottages.
2. Other amenities to include reception and office spaces, a meeting space, potential spa facilities, kitchen facilities, dining and lounge area and a covered balcony sited to maximize views of the surrounding woodlands and scenery.
3. To accommodate the seasonal weddings, corporate and other special events of Phase 1, non-permanent tents or a three season timber-frame pavilion is proposed.
4. Depending on bookings and financing, the applicants propose 3 two-bedroom luxury chalets in the years leading up to Phase 2.
5. Sufficient parking areas to support the proposed uses have been identified along with a proposed pond as a landscape feature.

#### Phase 2

1. Construction of a 1,858 sq.m. lodge which will become the primary facility on the property and will house the main reception area. The lodge will accommodate an additional 30 guest rooms and 2 additional conference/event rooms and manager's apartment.
2. Other amenities will include meeting spaces, central kitchen, dining and lounge areas, spa, gym, offices, gift shop and covered terrace.
3. A tent/marquee area will be located adjacent to one wing with another potential timber-frame pavilion located adjacent to the other wing.
4. Sufficient parking areas to support the proposed uses have been identified along with a second proposed pond as a landscape feature.

In support of the applications the applicant has submitted the following:

1. Zoning Sketch prepared by EcoVue Consulting Services Inc. and dated November 24, 2015. See Appendix "B" attached.

2. Concept Plan prepared by EcoVue Consulting Services Inc. and dated November 24, 2015. See Appendix "C" attached.
3. Planning Justification Report to support the proposal prepared by EcoVue Consulting Services Inc. and dated December 3, 2015. The report justifies the development proposal under current provincial legislation and municipal planning framework.
4. Servicing Reports consisting of:
  - a. Functional Servicing and Preliminary Stormwater Management Report prepared by C.C. Tatham & Associates Ltd. and dated December, 2015 which includes a preliminary engineering analysis of the development proposal with respect to geotechnical investigations and water supply assessment, water supply and distribution, sewage treatment and disposal, transportation/access and preliminary stormwater management.
  - b. Hydrogeological and Geotechnical Investigations prepared by WSP Canada Inc. and dated October 2015 which provides an analysis of the soils on the subject property and examines the impact from the development on the ground and surface water. The report concludes that the site is capable of supporting the proposed use, in terms of water supply, sewage disposal requirements and soil suitability for construction. The report recognizes that the test well is considered low yielding and water storage (20,000 L storage tank) and water conservation methods will be needed at the site to assist with peak demand for the proposed development use of a commercial inn with conference/event facilities.
5. Traffic Impact Study prepared by Tranplan Associates and dated October, 2015. The study evaluates the potential traffic impacts of the proposed development along with site entrance requirements. The study concludes that future traffic volumes generated by the proposed development will have minimal impact on the Ski Hill Road corridor. There is no requirement for road infrastructure improvements to support the development. The planned site entrance driveway location will have sufficient 'sight distance' to provide for entry and exit from the development.
6. Agricultural Impact Assessment prepared by Clark Consulting Services and dated April, 2015 which examines the impact of the proposed development on the surrounding agricultural uses. Minimum Distance Separations (MDS) from surrounding vacant and occupied barns were calculated and summarized. The report concludes that the use of approximately 30 ha. of land within the subject property would not result in a substantial agricultural loss to the local or greater farming community.
7. Scoped Environmental Impact Study prepared by Snider's Ecological Services and dated July, 2015 which examines the impact of the proposed development on the site's natural heritage features as identified in the 2014

PPS being significant woodlands, fish habitat, significant valley lands, provincially significant ANSIs, significant wildlife habitats and significant habitat of threatened or endangered species. The report acknowledges the presence of natural heritage features including upland cedars adjacent to Ski Hill Road, an arm of the Pigeon River No. 23 Provincially Significant Wetland located in the south west area of the subject land which includes fish habitat, no significant habitat for threatened and endangered species, no ANSIs and no significant wildlife habitat as defined by the MNR. Those natural heritage features identified in the Scoped EIS are not located in the portion of the subject property subject to the development applications.

8. Cover Letter and Testimonials from the Kiezebrink Family which introduces the applicants and confirms their commitment to developing partnerships with local area hotels, restaurants, and niche business products and services.

All of the reports submitted have been circulated to the applicable Agencies and/or City Departments for review and comment. Staff is recommending that the applications be referred back to staff until such time as commenting Agencies and/or City Departments have submitted comments.

### **Applicable Provincial Policies:**

Staff has reviewed the Planning Justification Report prepared by EcoVue Consulting Services Inc. in support of the official plan and zoning by-law amendments. The report provides a review of the proposed development in the context of the current provincial and municipal policy framework. Staff is accepting of the planning rationale contained in the report.

### **Growth Plan for the Greater Golden Horseshoe (Growth Plan):**

The subject property is not located within a *settlement area* as defined in the Growth Plan. Section 2.2.2.1(i) states that development should be directed to *settlement areas*, except where necessary for development related to the management or use of resources, resource-based recreational activities and rural land uses that cannot be located in *settlement areas*. The application conforms to the Growth Plan in that it does not create an area of settlement and does not detract from nor disrupt agricultural uses. Minimum Distance Separations (MDS) from surrounding vacant and occupied barns were reviewed and an Agricultural Impact Assessment concludes that the use of approximately 30 ha. of land within the subject property would not result in a substantial agricultural loss to the local or greater farming community.

The proposed development is a resource-based recreational use that depends on a rural setting. The rural setting provides opportunity to explore agricultural activities through horse and carriage rides to fields for views and wedding photos, culinary tourism, vegetable gardens to be grown for on-site guest catering and “field to fork” experiences.

## **2014 Provincial Policy Statement (PPS):**

The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. Section 1.1.4 Rural Areas in Municipalities acknowledges that rural areas are important to the economic success of the Province and quality of life. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. The applications are consistent with the PPS through the following prescribed sections:

Section 1.1.4.1 states that healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; and
- c) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets.

Section 1.1.5.2 states that on *rural lands* located in municipalities, permitted uses include resource-based recreational uses. Recreation, as defined in the PPS includes leisure time activity undertaken in built or natural settings for the purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential. The proposed Country Inn development is a resource-based recreational use that takes advantage of the natural features of the area, vistas and landscape to offer opportunity for personal enjoyment and positive social interaction.

Section 1.6.6.4 states that where *municipal sewage and water services* are not provided, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long term provisions of such services with no *negative impacts*. The Functional Servicing and Preliminary Stormwater Management Report prepared by C.C. Tatham & Associates Ltd. and the Hydrogeological and Geotechnical Investigation prepared by WSP Canada Inc. are the appropriate supporting studies for the development proposal. The applicant acknowledged constraints through the purchase and sale process that limited the number of test wells and that additional hydrogeological work will be undertaken through the site plan process once the sale of the land has been completed.

Section 2.1 Natural Heritage identifies that natural features and areas shall be protected for the long term and that development and site alteration shall not be permitted within significant wetlands, woodlands and valleylands, significant wildlife habitat, ANSIs, fish habitat or habitats of endangered species and threatened species. The applicant has submitted a Scoped EIS which addresses natural heritage features on the subject land and confirms that the proposed

development is not within any of these features. KRCA assisted the applicant in defining the parameters of the Scoped EIS and the resultant study has been forwarded to KRCA for confirmation. The conclusions contained in the report will result in the appropriate Environmental Protection land use designations and zone categories on the subject land.

Finally, Section 2.3 Agriculture protects for the long-term use of agriculture. Specifically, Section 2.3.3.3 states that new land uses shall comply with the *minimum distance separation formulae*. The applicant has submitted an Agricultural Impact Assessment prepared by Clark Consulting Services which calculated and summarized the Minimum Distance Separations (MDS) from surrounding vacant and occupied barns.

### **Official Plan Conformity:**

The land is designated "*Rural*" and "*Environmental Protection*" on Schedule "A-3" of the City of Kawartha Lakes Official Plan (OP). The proposed development is by definition in the OP a Tourist Resort. A Tourist Resort is defined as accommodation in the form of rental cottages and cabins, motel and/or hotel that is owned and managed as one establishment that also provides recreational facilities on site for guests. A Tourist Resort is not a permitted use in the "*Rural*" designation therefore the applicant is requesting an amendment to the OP to redesignate a portion of the subject land (31 ha.) to the "*Tourist Commercial*" designation. For further clarity, the applicant is also requesting a Special Policy Area be applied to permit a "Country Inn" facility defined as follows:

"COUNTRY INN shall mean a public lodging or housing establishment in a rural setting offering and providing accommodation and such additional services and attention as are necessarily incidental to the use such as a restaurant, bar, banquet hall, meeting and reception rooms, spa and recreational facilities. Country Inns may also be used for social events or gatherings, (such as weddings), and are permitted to obtain liquor licenses."

The balance of the subject property will remain "*Rural*" and through confirmation of the Scoped EIS appropriate land will be designated "*Environmental Protection*". No development is contemplated on land designated "*Environmental Protection*". Appropriate environmental buffers will also be included in the environmental designation and zone category.

Section 26.2 of the OP sets out the Objectives of the "*Tourist Commercial*" designation as follows:

1. To provide for various forms of high quality recreational based developments intended for the traveling public that supports the tourism industry;
2. To ensure that such development is compatible with surrounding uses and maintains the rural character;
3. To establish development that has tourist commercial character in settlement areas except where it is necessary for a tourist commercial

development related to resource-based recreational activities to be located outside of a settlement area.

Section 26.3.1 permits a Tourist Resort in the "*Tourist Commercial*" designation provided that a number of criteria for new Tourist Commercial developments are met as set out in Sections 26.3.3 to 26.3.10. These criteria speak to an assessment of the appropriateness of location, scale, size and density of development; an assessment of the compatibility of use and site characteristics, an analysis of demand for a tourist commercial development and an EIS along with restrictions of use, and regulations against locating within a *Prime Agricultural* designated area and conversions to residential use. The scale of Tourist Commercial developments are also regulated to one unit per hectare devoted to the natural recreational feature. Section 26.4.1 permits Tourist Commercial development to be privately serviced. The OP states that the City shall prescribe necessary conditions for the provision and maintenance of services and may require the (owners) to abide by a servicing agreement. Staff is recommending the proposed development be subject to site plan approval.

Staff has reviewed and is accepting of the Planning Justification Report prepared by EcoVue Consulting Services as it addresses the appropriateness of the proposed development in accordance with the criteria as outlined in Sections 23.3.3 to 26.3.10 of the OP.

Section 34.7 established the entire City of Kawartha Lakes as a Site Plan Control Area applying to all uses except for agricultural, aggregate extraction, forestry, open space and single detached residential uses. Staff recommends that only the developable area be subject to site plan approval.

### **Zoning By-law Compliance:**

The land is zoned Agricultural (A1) and Environment Protection (EP) in the Township of Emily Zoning By-law No. 1996-30. The application proposes to rezone a portion of the property to Recreation Commercial (C3) to permit the "Country Inn" use. A Recreation Commercial Exception \*\* (C3\*\*) Zone may be applied to clarify the proposed "Country Inn" use which is not a defined term in the Zoning By-law. The Exception Zone will also address any additional ancillary uses and/or site specific development standards, if required. The applicant acknowledges that the development proposal will maintain the provisions of the Zoning By-law including parking provisions.

Staff also recommend that the developable area be subject to site plan approval through the use of a Holding (H) provision to address the details of development such as access/entrance requirements, parking, lighting (including dark sky initiatives), waste management, fire routes and landscaping. Once the site plan agreement has been registered, the owners would apply to remove Holding Zone, pay the prescribed fee and a By-law to remove the (H) symbol would be prepared for Council's consideration.



## **Development Services – Planning Division Comments:**

The appropriate background studies have been submitted to support the applications for official plan and zoning by-law amendment. These reports and background studies have been circulated to the appropriate Agencies and City Departments for review and comment. Staff recommends that the applications be referred back to staff until such time as all comments have been received from all circulated Agencies and City Departments.

## **Other Alternatives Considered:**

No other alternatives were considered at this time.

## **Financial Considerations:**

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 Strategic Priorities:**

The City's Strategy Map outlines Council's Vision of a Community Pursuing Prosperity, Quality of Life and a Healthy Environment. These applications align with all Council's priorities in that residents and visitors to the City will have the opportunity to visit a new tourism establishment that is capable of hosting events such as weddings, private gatherings, business conferences, artistic performances, culinary tourism and charitable fundraisers and can accommodate additional overnight guests. In addition, the new tourism establishment offers opportunity to develop business partnerships with local area hotels, restaurants, and niche business products and services.

Significant portions of the property is being retained in the Environmental Protection Area which will ensure a "Healthy Environment" long term.

## **Review of Accessibility Implications of Any Development or Policy:**

The accessibility standards established in the Building Code will be shown on the subsequent construction drawings, which must be approved by the City prior to the issuance of a building permit.

## **Servicing Comments:**

The Functional Servicing Report and the Hydrogeological and Geotechnical Study were circulated to the City's Engineering and Assets and Public Works Departments and KRCA for review and comment.

## **Consultations:**

Notice of this application was circulated in accordance with the requirements of the *Planning Act*. As of the writing of this report, the following comments have been received:

February 18, 2016 - Building Division, advises of no concerns with the applications.

February 19, 2016 - Building Division, Part 8 Sewage Systems, advises that approvals will be the responsibility of the MOECC as projected daily sewage flows will be greater than 10,000 L/day.

February 22, 2016 - Hiawatha First Nation, appreciates that the CKL is conforming to the requirements of the First Nations Duty to Consult process. They ask to be appraised of any updates, archaeological findings and/or environmental impacts.

February 24, 2016 - Karl and Lois Stoldt, 998 Ski Hill Road, supports the development application. See Appendix "D" Attached.

February 24, 2016 - Claudia Kent, lives in the Pontypool area and supports the development application as it is a feeder for local businesses such as florists, bakers, limos, rentals, shuttle bus services, musicians, pastors, caterers, etc. The business offers local service jobs for youth and supports local tourism. See Appendix "E" attached.

February 25, 2016 - Jules and Frances Sobrian, owners of the subject property, attended the Open House held February 24, 2016 and are pleased with the plan for the property and believe that the development will enhance the value of the surrounding land. See Appendix "F" attached.

February 25, 2016 - Vic Callan, 404 Rita Court, works for the City of Kawartha Lakes and farms 600 acres of beef cattle. Agrees with the country inn proposal as it brings people to the community and the proposed location is not farm land. See Appendix "G" attached.

February 26, 2016 - Randy Chamberlain and Donna Querengesser, 241 Mount Nebo Road; opposes the application for the following reasons: purchased the property based on the information in the CKL OP regarding the land use and

natural features on his lot and the surrounding lots; the subject property was not designated for a high density facility and they will see the development, lighting and noise concerns; development will affect the wildlife; services will impact the quality and quantity of their well; and concerned that their property value will decrease. See Appendix "H" attached.

## **Attachments:**

### **Appendix "A" – Location Map**



Appendix 'A' -  
Location Map.pdf

### **Appendix "B" – Zoning Sketch**



Appendix 'B' - Zoning  
Sketch.pdf

### **Appendix "C" – Concept Plan**



Appendix 'C' -  
Concept Plan.pdf

### **Appendix "D" to Appendix "H" - Public Comments**



Appendix 'D' to 'H' -  
Public Comments.pdf

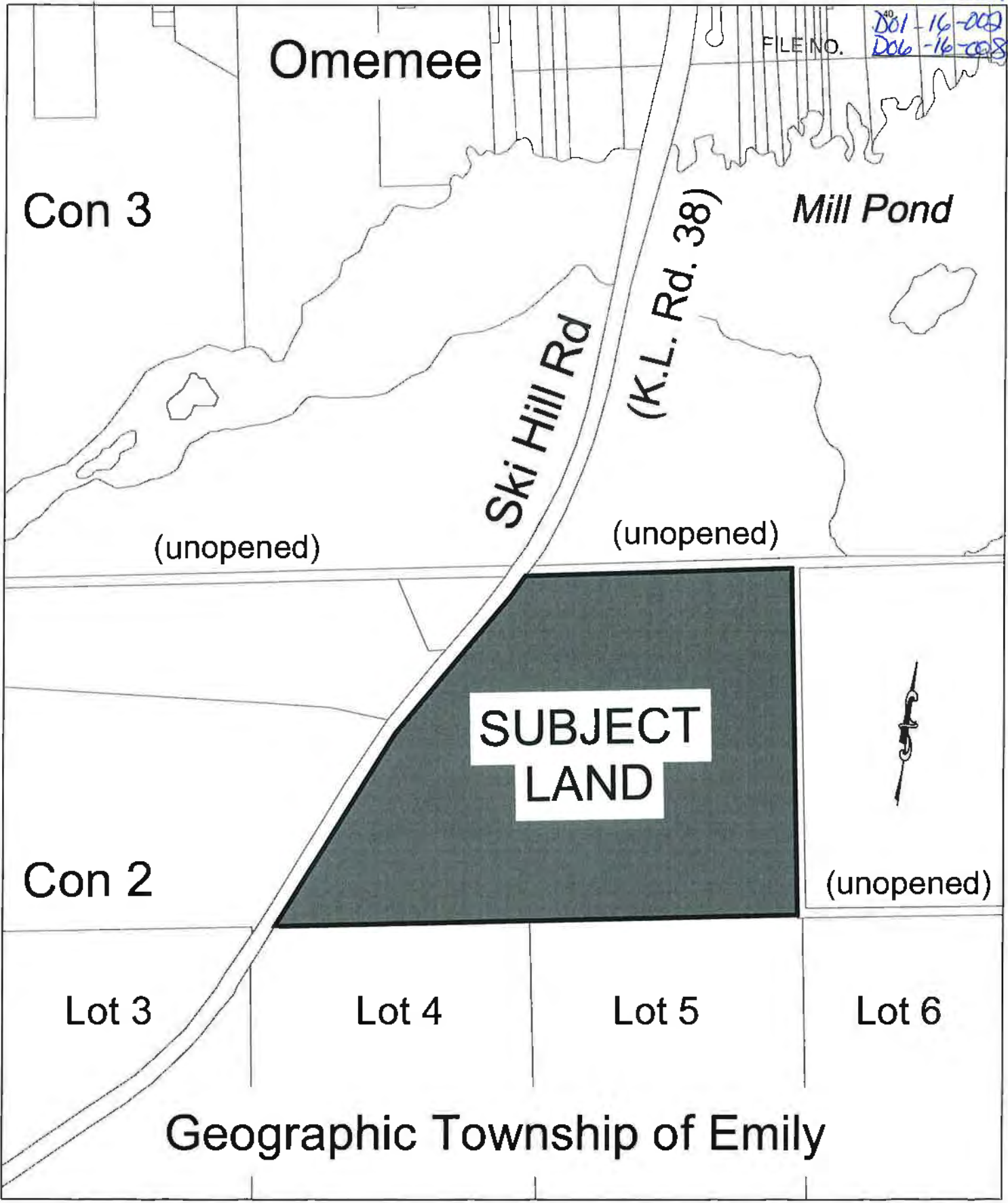
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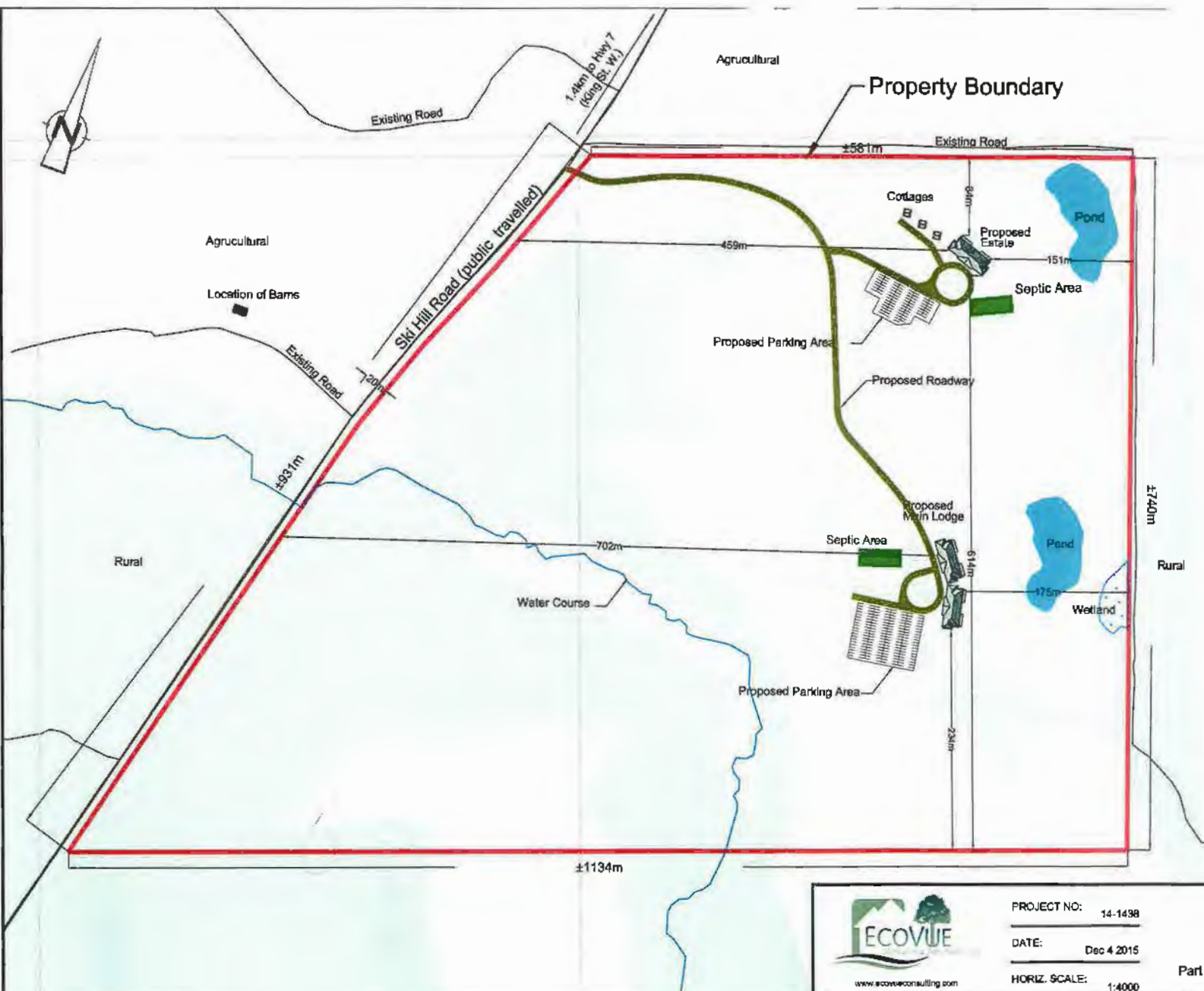
**Phone:** 705-324-9411 ext. 1331

**E-Mail:** [srea@city.kawarthalakes.on.ca](mailto:srea@city.kawarthalakes.on.ca)

**Department Head:** Chris Marshall

**Department File:** D01-16-002 and D06-16-008





RECEIVED  
DEC 07 2015  
City of Kawartha Lakes  
Development  
Planning

**Phase 1**  
Estate 929m<sup>2</sup> (10,000ft<sup>2</sup>)  
-14 Guest Rooms  
-2 Bedroom Owner/Manager Apt.  
-Space for tent  
-150 person conference/event room

**Phase 1A**  
Cottages  
-3 two bedroom cottages near the estate

**Phase 2 (approx. 8 Years)**  
Main Lodge 1858m<sup>2</sup> (20,000ft<sup>2</sup>)  
- #1 wing - 15 Guest rooms\* & 70 person conference/event room  
- #2 wing - 15 Guest rooms\* & 150 person conference/event room  
- 2 bedroom Owner/Manager Apt.  
  
-Central Area (kitchen, spa, gym, lounge)  
\*contingent on number of suites in cottages. Aiming for 50 guest rooms total to accommodate conference booking needs.

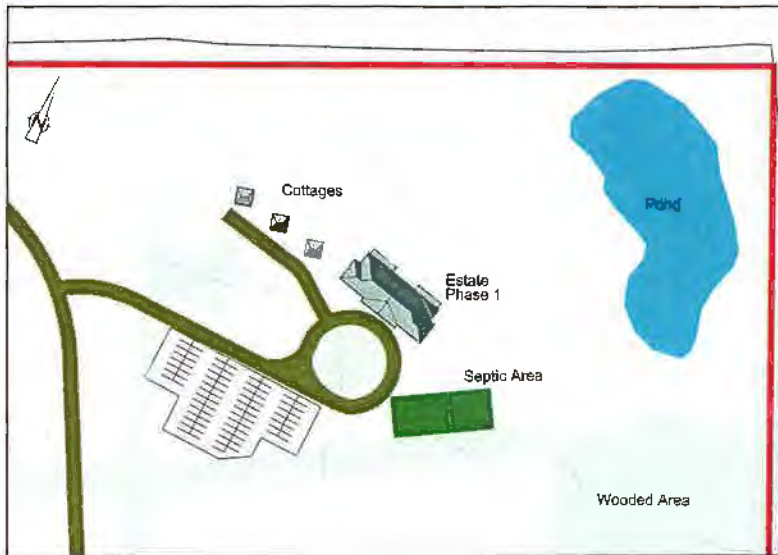


PROJECT NO: 14-1438  
DATE: Dec 4 2015  
HORIZ. SCALE: 1:4000

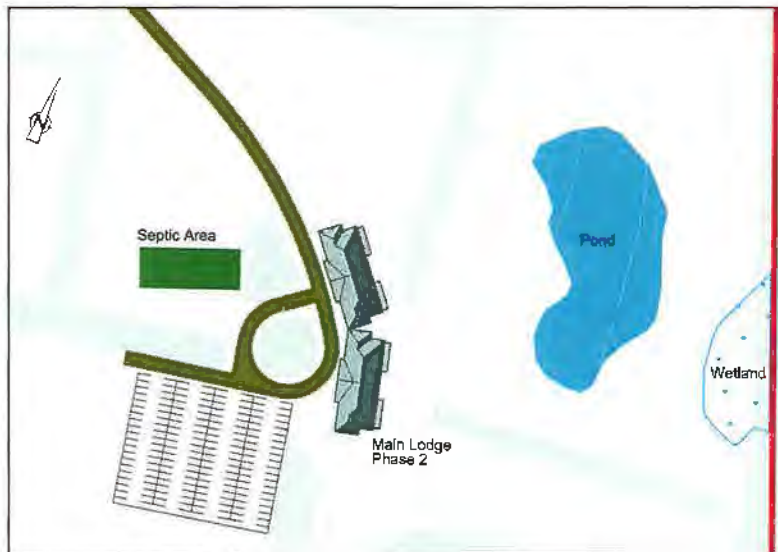
**Zoning Sketch**  
Omamee Inn  
Part of Lots 4 & 5 Concession 2 Former Township of Enniskillen  
City of Kawartha Lakes

APPENDIX B  
REPORT NO. PAN2016-014  
201-16-002  
201-16-008

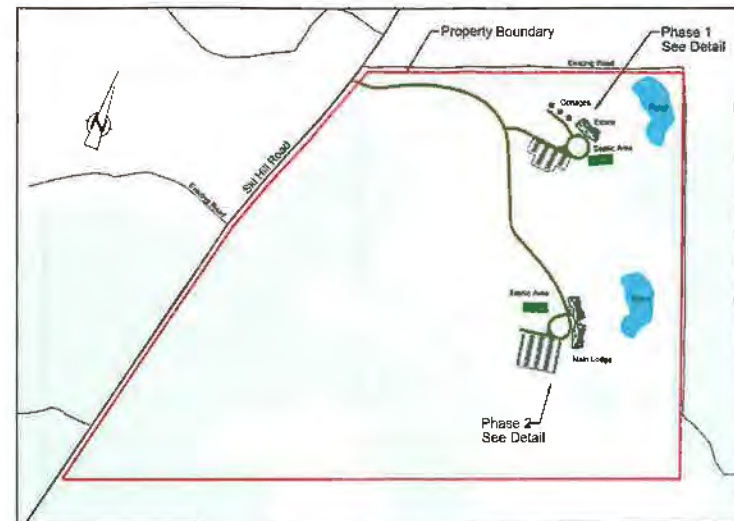




Phase 1 Detail



Phase 2 Detail



#### Phase 1

##### Estate

- 14 Guest Rooms
- 2 Bedroom Owner/Manager Apt
- Space for tent
- 150 person conference/event room

#### Phase 1A (approx. 4 Years)

##### Cottages

- 3 two bedroom cottages near the estate

#### Phase 2 (approx. 8 Years)

##### Main Lodge

- #1 wing - 15 Guest rooms\* & 70 person conference/event room
- #2 wing - 15 Guest rooms\* & 150 person conference/event room
- 2 bedroom Owner/Manager Apt.

#### Central Area (Kitchen, spa, gym, lounge)

\*contingent on number of suites in cottages. Aiming for 50 guest rooms total to accommodate conference booking needs.



PROJECT NO: 14-1428

DATE: Nov 24 2013

HORIZ. SCALE: AS SHOWN

Concept Plan

Owner: In

to

APPENDIX C

Part of Lots 4 & 5, Concession 2, former Township property, City of Kawartha Lakes

APPENDIX C

2016-014

201-16-002

2016-16-008

**Sherry Rea**

**From:** deborah@nwinn.com  
**Sent:** Wednesday, February 24, 2016 1:55 PM  
**To:** Sherry Rea  
**Cc:** Kent Randall; Heather Sadler; Abernethy Jim; Mary Ann Martin  
**Subject:** FWD: Neighbor Support Letter

**Importance:** High

Hi there: Just received following email of support. Thought I'd forward. :)

Thanks Sherry.

Sincerely,

*Deborah Kiezebrink (Inn Owner)*

**Nestleton Waters Inn B&B**

3440 Beacock Road, Nestleton, ON L0B 1L0

P: 905-986-0670 E: [deborah@nwinn.com](mailto:deborah@nwinn.com)

W: [www.nestletonwatersinn.com](http://www.nestletonwatersinn.com)

----- Original Message -----

**Subject:** Public open House Omemee

**From:** Karl stoldt <[karl.stoldt@hotmail.com](mailto:karl.stoldt@hotmail.com)>

**Date:** Wed, February 24, 2016 11:34 am

**To:** "info@nwinn.com" <[info@nwinn.com](mailto:info@nwinn.com)>

**Att:** Eric Kiezebrink

We are unable to attend the rezoning meeting this evening, but we wanted to offer you our full support. We are looking forward to having the development of your Inn, next door.

Sincerely, Karl and Lois Stoldt  
998 ski hill road, Omemee, On

to

REPORT

PLAN 2016-014

Re: Support of File Nos. D01-16-002 &amp; D06-16-008 A Country Inn

D01-16-002  
D06-16-008

FILE NO.

Dear Sherry Rea, Planning Coordinator (srea@city.kawarthalakes.on.ca):



My name is Claudia Kent and I have lived in this area since 1975. We raised our three children in the Pontypool and City of Kawartha Lakes area and love the beauty and serenity of our beautiful piece of Ontario. I am also a local small business owner. Through the past 40 years, I sat on the Parent Teacher Association at Grandview Public School and started the Breakfast Club Program there many years ago. My husband Ross has been on the Rolling Hills School Council at Rolling Hills Public School since it began until just this year. We annually sponsor their Math Award each graduation year. We gladly give our support of the proposal the Kiezebrinks have made to build a beautiful Country Inn in OMEMEE. I believe a Country Inn will be good for our community for 6 reasons:

1. A Country Inn is a feeder for many local businesses (i.e. from: florists, bakers, limos, decor, rentals, shuttle bus, harpists and other musicians, pastors, caterers, RMTs, hair salons, makeup artists, to businesses like: gas stations, grocery stores, coffee shops, restaurants, local attractions, farm fresh foods, chocolatiers, pizza, tree farm favors, landscapers, snow removal, mechanics, the list goes on and on)
2. Local service jobs for our youth in school is critical. Inns hire youth, stay-at-home moms, single parent families and retired seniors for: serving, cleaning, guest check in/care, maintaining grounds, laundry, facebook and social media support, advertising, office work and administration, greeting guests, etc.
3. A Country Inn supports our local tourism. We need places for people to stay when visitors want to ski, enjoy equestrian activities, hike the Victoria Rail Trail, attend our art galleries, studio tour, theatres, shop in our downtown, play golf, attend 4<sup>th</sup> line Theatre. We also need places for our anniversaries, birthday or holiday parties, graduations, retirements, retreats and get away weekends. A central place to feature local artisan work means they don't need to leave us to find their opportunities.
4. My business, Bridal Path Weddings, has provided wedding coordination services to Nestleton Waters Inn for the past 7 years. I have been able to seasonally hire 7 additional people to assist me, including a local student Helen who now works with me full-time. A second location in OMEMEE will allow even more hires.
5. The owner, Deborah gets so many inquiries she refers business out. We've had guests fly in from Korea, South Africa, California, Scotland, Israel, Thailand, UK and many other places to come to this area to get married. (In fact our first wedding couple flew in from China.) See their Trip Advisor reviews for how people feel about their inn!
6. Couples will often revisit the inn and community, after they're married to bring their new baby, celebrate an anniversary or to have a group event for their business etc. and will come back over and over.

In conclusion, if we are encouraging any economic growth in our community, a Country Inn makes perfect sense. Are lodgings and gathering places not part of the growth we are hoping for? I could not find one B&B online that's listed for OMEMEE! The Kiezebrinks know how to make community family, supporting as many local small business owners with their business as possible. They assist with fundraisers and give to many charities every year. Harry and Erika are/were retired teaching professionals from Durham District School Board. SA Cawker Public School has chosen to reward one student with the Harry Kiezebrink Humanitarian Award in Harry's honor. Erika is happiest when she is in her kitchen cooking and baking. Erik, their son, is a quiet giant who can do anything, gifted with the most envied talents of design and construction. Deborah is one of the kindest and most brilliant women I have ever met.

I see this inn as a fabulous addition to our community with its spa services, extra accommodation and employment. It will one day be the most idyllic retreat for your families, friends and colleagues, especially under the guidance and strength of the Kiezebrink family whose focus on the environment, guest safety and perfect harmony with nature is paramount. It will make you, as proud, as we already are.

Sincerely,

Claudia Kent, W.P.I.C.C. (Owner, Bridal Path Weddings, Pontypool, ON)



to

PLAN 2016-014**Sherry Rea**

REPORT

**From:** jsobrian jsobrian <jsobrian@bell.net>  
**Sent:** Thursday, February 25, 2016 1:43 PM**To:** Sherry Rea**Cc:** Deborah Kiesebrink**Subject:** Sobrain/Kiesebrink zoning amendment File 001-16-002 & D06-16-008

FILE NO.

D01-16-002  
D06-16-008

Dear Ms Rea,

We attended the Kiesebrink's open house at Coronation Hall in Omemee last evening and were very pleased and impressed with their plan for our property.

We believe their inn will contribute to the prosperity of the village and their presence will enhance the value of the surrounding land.

There will be no development done on the wetland on the property and the plan for creating ponds will actually increase the quantity and quality of the wildlife habitat.

Thank you for your consideration.

Yours very truly,

Paul & Frances Sobrian

to

**Sherry Rea**REPORT PLAN 2016-014

**From:** deborah@nwinn.com  
**Sent:** Thursday, February 25, 2016 6:21 PM  
**To:** Sherry Rea  
**Cc:** Kent Randall; Heather Sadler; Abernethy Jim; Mary Ann Martin  
**Subject:** RE: Neighbor Support Letter

FILE NO. 201-16-002  
206-16-008

Hello Sherry:

We had a wonderful open house last night in spite of the weather, with some good attendance, discussion, questions, etc. No comments were left in our comment box except the following note (as well as people leaving business cards to keep in touch). There was one fellow at the open house who does not have email, however he expressed his wish to write a letter of support and so one of our volunteers took down this note to be forwarded to you. He writes:

"I work for the City of Kawartha Lakes, plowing, roadwork. I farm beef, 600 acres approximately. I agree with all of this (country inn proposal) as this brings more people to the community and it is a perfect property as its not farm land." Vic Callan 705-799-2324, 404 Rita Court

Sincerely,

Deborah Kiezebrink (Inn Owner)

**Nestleton Waters Inn B&B**

3440 Beacock Road, Nestleton, ON L0B 1L0

P: 905-986-0670 E: [deborah@nwinn.com](mailto:deborah@nwinn.com)W: [www.nestletonwatersinn.com](http://www.nestletonwatersinn.com)NEW PHOTOS! Like us on... [Nestleton Waters Inn Facebook](#)NWI Featured in [Today's Bride Magazine](#)Slice TV Blog [Top 10 Summer Wedding Venues](#)Also Featured in [Style Me Pretty](#)

February 26<sup>th</sup>, 2016

We would like to register our objections to the proposed "Omeme Country Inn", requiring amendments to the City of Kawartha Lakes Official Plan and Zoning By-laws, on lands located at Part of Lots 4 & 5, Concession 2 Municipality of Former Township of Emily.

We are owners of a neighbouring property at 241 Mt Nebo Rd, which is atop a high hill, overlooking the proposed site. We will be very negatively impacted by these proposed changes, if approved, by noise pollution, light pollution, loss of privacy, and potentially to our wellwater supply. We were not provided any official notice of this proposed change, and only found out about it through a flyer left on our gate last week. Considering the size and scope of this proposed development and the effect on us, this seems very wrong.

Four years ago, we began scouring southern Ontario for the perfect property to build and retire on. When we came across the property on Mount Nebo Road on the south side of the Pigeon River Mill Pond overlooking the village of Omeme, we were absolutely blown away. It had everything that we were looking for: spectacular sweeping 360 degree views of rolling rural bush and farmland, absolute privacy, and serene environment. Literally every visitor we show it to remarks on this "million dollar view".

We checked the City of Kawartha Lakes Official Plan (2012) and noted that the property that we were interested in acquiring had a land use designation of Rural and an agricultural zoning of A1. The property immediately to the west of us, which is also being considered for purchase by the Kiezebrink family, and the subject property, were both designated Rural and zoned R1. Like our property, they both included some areas of environmental protection. We spoke with the City of Kawartha Lakes about a building permit and were told that we had to go through the Kawartha Conservation Authority for approval first. We met with the conservation authority and they showed us their maps, pointing out that a small corner of the property that we were interested in, has a natural heritage feature designated as Significant Woodlands as well as an overlap of the buffer zone of the Provincially Significant Wetlands of the Omeme Mill Pond. Therefore, the entire property is under "environmental protection". We were told that we'd be permitted to build only a single residence, as long as we did not adversely affect the designated areas. The property to the west, and the subject property beside it, have significant areas (approximately 40%) with natural features designated as Significant Woodlands and Provincially Significant Wetlands and, as such, were ineligible for any development other than a single residence as well. Based on this official information, we believed that the property was perfect for our needs as no development or sub-division would ever be allowed to ruin our peace and quiet and privacy.

We have spent the last three and a half years preparing an entrance and driveway, drilling a well, grooming trails, trimming many of the approximately 600 apple trees, planting native trees, removing invasive species (buckthorn, sumac and honeysuckle), and planting gardens. Over this period of time, we've come to appreciate the property more even than we'd first imagined. The wildlife is abundant and includes many deer, bear, several coyote families, rabbits, foxes, raccoons, porcupine, grouse, hawks, wild turkeys, and turkey vultures. Our observation is that the deer move daily from the properties to the

west of us to the sugar maple bush to the east of us. Here are some screen captures from our video cameras of the deer, turkeys and coyote, which we see regularly on our property.





We just recently received a copy of the “scoped” environmental study and were shocked to read the following regarding winter deer habitat: “The lack of present browsing or old browsing or “hedging” indicates that the area was probably not used in the present year, the year before or for several years for winter yarding. The conclusion was that the site was not significant winter deer habitat.” (really!?! – look at the dates on the above photos with the snow on the ground). The Vendor of the proposed site, an avid hunter, has boasted that he has always hunted deer there and has taken over 80 deer to date.

We have called our Councillor to obtain information as well as her input, but have not received a call back from her. So, we are working at a bit of a disadvantage, but here are our objections to the proposed change to the City of Kawartha Lakes Official Plan:

- We purchased our property (adjacent to the one under application for land use designation change) based on the information provided in the City of Kawartha Lakes Official Plan (2012) – the land use and natural features designations for our property and those around us.
- Had the property to the west of us been designated with a land use that permitted construction of such a high density facility as this hotel and conference centre, we would **NEVER** have bought this property and invested so much effort in improving it. The construction of this hotel and conference centre will significantly impair the enjoyment of our property – so much for the views, privacy and

quiet! Because of our location with respect to the property to the west of us, we will be looking right down onto these facilities from our hill 130 feet above them. We will see all of the lights and hear every wedding (with up to 550 guests at a time ), as well as all of the vehicles leaving in the early hours of the morning (more lights, car door slamming and honking, etc).

- Approval of the land use designation to allow a hotel and conference centre will likely push much of the abundant local wildlife away from the area for good.
- Such a dense land use, without City water and sewer services, has potential to impact the quality and quantity of water in our nearby well.
- We are concerned that our property value will be significantly lessened should this project go ahead, as a result of the loss of the very things that attracted us to it, namely the views, privacy and quiet rural nature.

We ask all members of council to ask themselves this question:

- Would you agree to allow a land use designation change to enable a 50 room hotel and conference centre (3 weddings simultaneously with up to 550 guests!) to be built within earshot and eyeshot of your property? With the amount of activity – this is equivalent to a very large subdivision moving in next door!

It will be so disappointing and heartbreaking to see a beautifully wild and natural area such as this property invaded and transformed, by a family business from outside of the community, into their dream of financial reward. We should be protecting rural farmland like this, not creating wedding theme parks out of it.

We urge you, in the strongest way possible, to deny this application and preserve the official plan that has been in place for only four years now, which specifically prohibits this type of use. Once these natural areas are developed, they will never return to their natural state, and will be lost forever to local residents.

Randy Chamberlain and Donna Querengesser  
241 Mt. Nebo Road