

The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2018-01

Wednesday, February 14, 2018

1:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Andy Letham

Councillor Brian Junkin

Councillor Rob Macklem

Councillor Gord Miller

Councillor Patrick O'Reilly

Councillor Heather Stauble

Councillor Andrew Veale

Mike Barkwell

Debbie Girard

Accessible formats and communication supports are available upon request.

1. CALL TO ORDER AND ADOPTION OF AGENDA

Chair O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors B. Junkin, R. Macklem, G. Miller, H. Stauble and A. Veale and M. Barkwell and D. Girard were in attendance.

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

Early Departure: Councillor Miller at 3:39 p.m.

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

Moved By Mayor Letham

Seconded By D. Girard

That the agenda for the Wednesday, February 14, 2018 Planning Advisory Committee Meeting be adopted as circulated with the following amendments:

Additions: Deputation

Darryl Tighe, Landmark Associates Limited

Amanda Dougherty, Landmark Associates Limited

Relating to Report PLAN2018-016 (Item 7.6 on the Agenda)

and;

That Item 7.4 be dealt with after Item 7.6 on the Agenda.

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 PLAN2018-006

David Harding, Planner II

An application to amend the Township of Ops Zoning By-law 93-30 to change the zone category on the majority of the property from Agricultural (A) Zone to an Agricultural Exception (A-*) Zone to prohibit residential use on the proposed retained agricultural land described as Part of Lot 10, Concession 5, Geographic Township of Ops, City of Kawartha Lakes, identified as 1144 River Road (2264768 Ontario Limited)

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 500m, and a sign was posted the subject property. He summarized the application, explaining that this application was a condition of provisional consent. The retained agricultural lands are to be rezoned to prohibit residential use, as the lands to be severed containing the dwelling are deemed surplus to the farm operation as a result of farm consolidation. The application conforms to the Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in his report. He noted that subsequent to the writing of the report, additional comments were received from the Community Services and Engineering and Corporate Assets Departments, and the Chippewas of Rama First Nation, who had no concerns. 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.

Stefan Szczerbak from Planscape Inc. spoke on behalf of the applicant. He stated that he is also representing the property owner (2264768 Ontario Limited) for four other similar applications presented to the committee today (Items 3.2, 3.3, 3.4, and 3.5). All the properties include farmland and the owner does not wish to remain a landlord for the single detached dwelling on each property. He stated that the appropriate conditions have been included in each application, and that these applications would protect agricultural uses on the land. He also noted the conformity to the Official Plan, Provincial Policy Statement and the Growth Plan. He responded to questions from the members of

the committee.

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

No other persons spoke to the application.

3.2 PLAN2018-007

Janet Wong, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 to change the zone category on the agricultural portion of the property from a Rural General (A1) Zone to prohibit residential use and on the wetlands from an Open Space (O1) Zone to only permit conservation uses and erosion control works; and, to amend General Provision requirements for two zones on one (1) lot on the proposed retained portion on land described as Part of Lot 3, Concession 13, Geographic Township of Manvers, City of Kawartha Lakes, identified as 136 Golf Course Road (2264768 Ontario Limited)

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. Wong confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted the subject property. She summarized the application, explaining that due to a provisional consent to sever a dwelling deemed surplus to the farm operation for a farm consolidation, the retained agricultural lands are to be rezoned to prohibit residential use. The balance of the amendment will restrict uses in the wetland and clarify requirements where there are two zones on one lot. The application conforms to the Official Plan, Growth Plan and is 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 the Community Services Department with no concerns. 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.

Mr. Szczerbak 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.

3.3 PLAN2018-008

David Harding, Planner II

An application to amend the Township of Mariposa Zoning By-law 94-07 to change the zone category on the majority of the property from Agricultural (A1) Zone to an Agricultural Exception (A1-*) Zone to prohibit residential use on the proposed retained agricultural land described as Part North Half of Lot 10, Concession 8, Geographic Township of Mariposa, City of Kawartha Lakes, identified as 594 Highway 7 (2264768 Ontario Limited)

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 500m, and a sign was posted the subject property. He summarized the application, explaining that this application was a condition of provisional consent. The retained agricultural lands are to be rezoned to prohibit residential use, as the lands to be severed containing the dwelling are deemed surplus to the farm operation as a result of farm consolidation. The application conforms to the Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in his report. He noted that subsequent to the writing of the report, additional comments were received from the Community Services and Engineering and Corporate Assets Departments, and the Chippewas of Rama First Nation, who had 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.

Mr. Szczerbak 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.

3.4 PLAN2018-009

Janet Wong, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 to

change the zone category on the agricultural portion of the property from a Rural General (A1) Zone to prohibit residential use on the proposed retained portion of land described as Part of Lot 16, Concession 12, Geographic Township of Manvers, City of Kawartha Lakes, identified as 359 St. Mary's Road (2264768 Ontario Limited)

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. Wong confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted the subject property. She summarized the application, explaining that due to a provisional consent to sever a dwelling deemed surplus to the farm operation for a farm consolidation, the retained agricultural lands are to be rezoned to prohibit residential use. The application conforms to the Official Plan, Growth Plan and is 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 the Community Services Department with 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.

Mr. Szczerbak 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.

3.5 PLAN2018-010

Janet Wong, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 to change the zone category on the agricultural portion of the property from a Rural General (A1) Zone to prohibit residential use on the proposed retained portion of land described as Part of Lot 11, Concession 10, Geographic Township of Manvers, City of Kawartha Lakes, identified as 63 Lifford Road (2264768 Ontario Limited)

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. Wong confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted the subject property. She summarized the application, explaining that

due to a provisional consent to sever a dwelling deemed surplus to the farm operation for a farm consolidation, the retained agricultural lands are to be rezoned to prohibit residential use. The application conforms to the Official Plan, Growth Plan and is 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 the Community Services Department with no concerns. 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.

Mr. Szczerbak 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.

3.6 PLAN2018-013

David Harding, Planner II

An application to amend the Township of Emily Zoning By-law 1996-30 to change the zone category on a portion of the property from Agricultural (A1) Zone to an Agricultural Exception (A1-*) Zone to permit a woodworking shop and related sales uses on land described as Part of Lots 7 & 8, Concession 13, Geographic Township of Emily, City of Kawartha Lakes, identified as 432 King's Wharf Road (Gingrich)

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 500m, and a sign was posted 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 a woodworking shop, and for sales of the shop's product from the property as an on-farm diversified use. Conformity with the Growth Plan and Provincial Policy Statement will be determined upon a full review of the application, and of any future comments. Staff are recommending that the application be referred back to staff for further review and processing until such time as comments have

been received from all circulated agencies and City Departments. He responded to questions from Committee members.

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

Ann Doiron of Landmark Associates Limited spoke on behalf of the applicant. She stated that the proposed woodworking shop, for production and wholesale sales of cabinetry doors, would be a secondary use on the property. Their review of the application showed that the on farm diversified use would be well below the 2% allowable provincial threshold of land use area. She also noted that a reduction of required parking spaces is appropriate as the woodworking sales would be wholesale, and not retail. She responded to questions from the members of the committee.

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

Cleon Frey of Homestead Woodcraft spoke to thank the City for considering the application. He stated that a similar zoning application helped him keep his family farm, and therefore supported this application.

No other persons spoke to the application.

3.7 PLAN2018-014

Sherry Rea, Development Planning Supervisor

An application to amend the Township of Ops Zoning By-law 93-30 to change the zone category on the agricultural portion of the property from an Agricultural (A) Zone to an Agricultural Exception Nine (A-9) Zone to prohibit residential use on the proposed retained portion of land described as Part of Lot 14, Concession 10, Geographic Township of Ops, City of Kawartha Lakes and identified as 771 Lilac Road (Popovic)

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 500m, and a sign was posted the subject property. She summarized the application, explaining that due to a provisional consent, the retained agricultural lands are to be rezoned to prohibit residential use, while the severed dwelling be deemed surplus to the farm operation as a result of farm consolidation. The application conforms to the

Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Ms. Rea summarized the comments received to date, as detailed in his/her report, noting that subsequent to the writing of the report additional comments with no concern were received from the Community Services and Engineering and Corporate Asset Departments, and receipt of the application was acknowledged by the Chippewas of Rama First Nation. 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.

Mr. Popovic made himself available to the committee for any questions.

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

Carla Monk of 676 Lilac Road questioned the applicant if the house and barn on the property would be dismantled or retained. She also asked if the intent was to sell the house.

No other persons spoke to the application.

The public meeting ended at 1:48 p.m.

4. BUSINESS ARISING FROM PUBLIC MEETING

4.1 Item 3.1

PAC2018-001

Moved By Councillor Miller

Seconded By Mayor Letham

That Report PLAN2018-006, respecting Part of Lot 10, Concession 5, geographic Township of Ops, and identified as 1144 River Road, 2264768 Ontario Limited – Application D06-2018-001, be received;

That a Zoning By-law Amendment respecting application D06-2018-001, substantially in the form attached as Appendix D to Report PLAN2018-006, 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

PAC2018-002

Moved By Councillor Veale

Seconded By Councillor Macklem

That Report PLAN2018-007, respecting Part of Lot 3, Concession 13, geographic Township of Manvers, and identified as 136 Golf Course Road; Application No. D06-2018-002, be received;

That a Zoning By-law Amendment respecting application D06-2018-002, substantially in the form attached as Appendix D to Report PLAN2018-007, 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

4.3 Item 3.3

PAC2018-003

Moved By Councillor Veale

Seconded By D. Girard

That Report PLAN2018-008, respecting Part North Half of Lot 10, Concession 8, geographic Township of Mariposa, and identified as 594 Highway 7, 2264768 Ontario Limited – Application D06-2018-003, be received;

That a Zoning By-law Amendment respecting application D06-2018-003, substantially in the form attached as Appendix “D” to Report PLAN2018-008, 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

4.4 Item 3.4

PAC2018-004

Moved By Mayor Letham

Seconded By Councillor Stauble

That Report PLAN2018-009, respecting Part of Lot 16, Concession 12, geographic Township of Manvers, and identified as 359 St. Mary's Road; Application No. D06-2018-004, be received;

That a Zoning By-law Amendment respecting application D06-2018-004, substantially in the form attached as Appendix D to Report PLAN2018-009, 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

PAC2018-005

Moved By Councillor Junkin

Seconded By Councillor Stauble

That Report PLAN2018-010, respecting Part of Lot 11, Concession 10, geographic Township of Manvers, and identified as 63 Lifford Road; Application No. D06-2018-005, be received;

That a Zoning By-law Amendment respecting application D06-2018-005, substantially in the form attached as Appendix D to Report PLAN2018-010, 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

PAC2018-006

Moved By Mayor Letham

Seconded By D. Girard

That Report PLAN2018-013, respecting Lots 7 & 8, Concession 13, geographic Township of Emily, and identified as 432 King's Wharf Road, Gingrich – Application D06-2018-006, be received; and

That the proposed Zoning By-law Amendment respecting Application D06-2018-006, be referred back to address any issues raised through the public

consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments and that any comments and concerns have been addressed.

Carried

4.7 Item 3.7

PAC2018-007

Moved By Councillor Veale

Seconded By Councillor Miller

That Report PLAN2018-014, respecting Part of Lot 14, Concession 10, geographic Township of Ops and identified as 771 Lilac Road; Application No. D06-2018-007, be received;

That a Zoning By-law Amendment respecting Application D06-2018-007, substantially in the form attached as Appendix C to Report PLAN2018-014, 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

The committee recessed at 1:53 p.m. and reconvened at 2:01 p.m.

5. DEPUTATIONS

5.1 PC2018-01.5.1

Darryl Tighe, Landmark Associates Limited

Amanda Dougherty, Landmark Associates Limited

Relating to Report PLAN2018-016 (Item 7.6 on the Agenda)

Darryl Tighe of Landmark Associates Limited, spoke on behalf of the applicant. He stated that since the public meeting held in December, they have submitted a revised concept. He noted that the report was submitted to the committee before they could offer their final recommendations, and generally support the draft by-law so long as two provisions can be added. He recommended adding a provision for a reduced landscape buffer, and a provision for recognizing a reduction in the length of the northern parking stalls. And while they agree a holding provision on the site is appropriate, they felt that referring the matter back

to staff would cause additional delays. Mr. Tighe responded to questions from the committee members.

Moved By Councillor Miller

Seconded By Councillor Junkin

That the deputation of Darryl Tighe, Landmark Associates Limited, regarding Report PLAN2018-016 (Item 7.6 on the Agenda), be received.

Carried

6. CORRESPONDENCE

7. CITY OF KAWARTHA LAKES REPORTS

7.1 PLAN2018-001

Sherry Rea, Development Planning Supervisor

Christina Sisson, Supervisor, Development Engineering

Request by Romspen Investment Corporation to enter into a Subdivision Agreement for Phase 1 of Plan of Subdivision 16T-06505, being Part of Blocks W and X, Plan 70, former Village of Bobcaygeon, now City of Kawartha Lakes, Arizona Heights (Lakes Terminal and Warehousing Ltd.)

Ms. Rea gave an overview of the application, locally known as Arizona Heights, as Romspen Investment Corporation (a firm acting as Power of Attorney for the property owner, Lakes Terminal and Warehousing Ltd.). She noted that they have requested to enter into a subdivision agreement for 19 residential lots, with a blocks for storm water management, drainage, and connectivity to future phases. She noted that her report identifies the subdivision's conformity with the Official Plan, Provincial Policy Statement, and the Growth Plan. Also she noted three changes to the City's standard subdivision procedures being a reduction in the securities for reasons noted in her report, a change to make development charges payable upon occupancy, and the receipt of cash-in-lieu of parkland. Staff are recommending the execution of the proposed subdivision agreement. Ms. Rea and Ms. Sisson responded to questions from the members of the committee.

PAC2018-008

Moved By Mayor Letham

Seconded By Councillor Miller

That Report PLAN2018-001, respecting Part of Blocks W and X, Plan 70, former Village of Bobcaygeon, Application No. D05-19-014, Lakes Terminal and Warehousing Ltd. – Arizona Heights, Phase 1 – 16T06505, be received;

That Schedule D Summary of Estimated Costs, in Appendix C to Report PLAN2018-001 shall list 100% of the cost of all works to the satisfaction of the Director of Development Services and the Director of Engineering & Corporate Assets;

That the Subdivision Agreement for File No. D05-19-014 substantially in the form attached as Appendix C to Report PLAN2018-001, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and subsequent Agreement(s) required by the approval of this Agreement.

Carried

7.2 PLAN2018-002

Sherry Rea, Development Planning Supervisor

Application for a Condominium Description Exemption for a 19 unit residential apartment building being Lots 29 to 32, Plan 81, Part Lot 21, Concession 6, Ops and Part of King Street and identified as 23-25 King Street, former Town of Lindsay, now City of Kawartha Lakes (Pyjama Factory Inc.)

Ms. Rea provided an overview of the application, explaining that the applicant, Randy Lebow, Owens Wright, Barristers and Solicitors on behalf of Pyjama Factory Inc. has filed for a Condominium Description Exemption under c.19, s.9(3) and (6) of the Condominium Act, Ontario for the building located at 23-25 King Street, Lindsay. She stated that the former factory building is currently being renovated as a 19 unit building. The application has demonstrated conformity with the Official Plan and Zoning By-law, has been the subject of public consultation, and has undergone a comprehensive municipal review. As such, she stated that staff recommend the application be approved. She responded to questions from the members of the committee.

PAC2018-009

Moved By Councillor Veale

Seconded By Councillor Miller

That Report PLAN2018-002, respecting Lots 29 to 32, Plan 81, Part Lot 21, Concession 6, Ops and Part of King Street, former Town of Lindsay, now City of Kawartha Lakes and identified as 23-25 King Street, Application No. D04-17-002, be received;

That the Application for Condominium Description Exemption filed by Randy Lebow, Owens Wright, on behalf of Pyjama Factory Inc. for a 19 unit residential apartment building being Lots 29 to 32, Plan 81, Part Lot 21, Concession 6, Ops and Part of King Street, former Town of Lindsay, now City of Kawartha Lakes and identified as 23-25 King Street, 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 PLAN2018-011

Mark LaHay, Planner II

Zoning By-law Amendment Application to the Town of Lindsay and Township of Ops Zoning By-law to change the zoning from the Residential Two Special Sixteen (R2-S16) Zone to Residential Two Special Thirty-Five (R2-S35) Zone and to amend the Residential Exception Three (R-3) Zone for lands municipally known as 85, 87, 89, 91, 93, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105 & 106 Cook Street, Lindsay/Township of Ops (Greg De Freitas on behalf of multiple landowners – Cook Street)

Mr. LaHay confirmed that a Public Meeting on this matter was held on September 9, 2015 in accordance with the Planning Act. He summarized the application, explaining that it proposes to permit open uncovered raised decks with a maximum height of 3 metres, with reduced rear yard setbacks for multiple landowners in the Trails of the Kawarthas Subdivision. Mr. LaHay also noted that the lot grading plan for the subdivision has now been certified. The application conforms to the Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Staff are recommending that the application be referred to Council for approval. Mr. LaHay and Mr. Holy responded to questions from committee members.

PAC2018-010

Moved By Councillor Veale

Seconded By M. Barkwell

That Report PLAN2018-011, GREG DE FREITAS on behalf of multiple landowners - Cook Street, Application D06-15-014, be received;

That a By-law to implement Zoning By-Law Amendment application D06-15-014 respecting a proposed amendment to the Town of Lindsay and Township of Ops Zoning By-laws for multiple lots on Cook Street, Former Town of Lindsay, and geographic Township of Ops, City of Kawartha Lakes, substantially in the form attached as Appendix “D” and “E” to Report PLAN2018-011, 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

7.4 PLAN2018-012

Chris Marshall, Director of Development Services
Planning Approvals Task Force Recommendations Update

Note to Minutes: This item was dealt with after Item 7.6 on the Agenda.

7.5 PLAN2018-015

Mark LaHay, Planner II

An application to amend the Township of Emily Zoning By-law 1996-30 to replace the Environmental Protection (EP) Zone across the shoreline of the subject properties with the Rural Residential Type One Exception Four (RR1-4) Zone existing on the balance of 37 Wispi Shore Road and the Rural Residential Type One Exception Five (RR1-5) Zone existing on the balance of 45, 57 & 61 Wispi Shore Road on property legally described as Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, Geographic Township of Emily, City of Kawartha Lakes (CAMERON, OSMOND, GRATZ, DEVERS & ASHMEADE)

Mr. LaHay confirmed that a Public Meeting on this matter was held on April 5, 2017 in accordance with the Planning Act. He summarized the application, explaining that it proposes to proposing to remove the approximately 30 metre wide Environmental Protection (EP) Zone strip located across the shoreline portion of their properties and replace it with the Rural Residential Type One Exception Zoning existing on the balance of their properties in order to permit

waterfront accessory structures such as boat houses and docks. The application conforms to the Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that the Trent Severn Waterway is satisfied with the proposed amendment to the zoning by-law subject to their approval of any TSW application that is required, and Kawartha Conservation will require permits prior to construction. The Mississaugas of Scugog Island noted comments about the protection of wild rice in the area. Staff are recommending that the application be referred to Council for approval. Mr. LaHay and Mr. Holy responded to questions from Committee members.

PAC2018-011**Moved By** Mayor Letham**Seconded By** Councillor Miller

That Report PLAN2018-015, respecting Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, Application D06-17-008, be received;

That a By-law to implement Zoning By-Law Amendment Application D06-17-008 respecting a proposed amendment to the Township of Emily Zoning By-law for property described as Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2018-015, 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**7.6 PLAN2018-016**

Ian Walker, Planning Officer - Large Developments

An application to amend the Village of Bobcaygeon Zoning By-law to add a microbrewery as a permitted use and amend the development standards for the property identified as 30 King Street East, Bobcaygeon (Nichol)

Mr. Walker confirmed that a Public Meeting on this matter was held on December 6, 2017 in accordance with the Planning Act. He summarized the application, explaining that it proposes to change the commercial zoning to permit a microbrewery as a permitted use, and to amend some of the development standards for the property subject to this application. Staff are recommending a holding provision being applied on the property until lot grading and drainage concerns have been addressed. Mr. Walker summarized the comments received to date noting that the committee has three options for this application: First, adopt the staff recommendation, second, move forward with a modified recommendation as presented by Mr. Tighe's deputation, or third, refer it back to staff for further consideration. Mr. Walker and Director Marshall responded to questions from Committee members.

PAC2018-012

Moved By Mayor Letham

Seconded By Councillor Junkin

That Report PLAN2018-016, respecting Plan 11, Range 7 Part of Lot 9 East William Street, Former Village of Bobcaygeon, Nichol – Application D06-17-030, be received; and

That the matter be referred back to staff for further review.

Carried

7.4 PLAN2018-012

Chris Marshall, Director of Development Services
Planning Approvals Task Force Recommendations Update

Director Marshall presented an overview of his report. He highlighted department statistics, staffing updates, changes to processes and fees (including significant changes to the preconsultation process), and updates from Kawartha Conservation implementation of improvements. He responded to questions put forward by the members of the committee.

PAC2018-013

Moved By Councillor Veale

Seconded By Councillor Junkin

That Report PLAN2018-012, Planning Approvals Task Force Recommendations Update, be received.

Carried

8. ADJOURNMENT

Moved By Councillor Veale

Seconded By Mayor Letham

That the Planning Advisory Committee Meeting adjourn at 4:18 p.m.

Carried

Recommendations from the February 14, 2018 Planning Advisory Committee Meeting:

PAC2018-001

Moved By Councillor Miller

Seconded By Mayor Letham

That Report PLAN2018-006, respecting Part of Lot 10, Concession 5, geographic Township of Ops, and identified as 1144 River Road, 2264768 Ontario Limited – Application D06-2018-001, be received;

That a Zoning By-law Amendment respecting application D06-2018-001, substantially in the form attached as Appendix D to Report PLAN2018-006, 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

PAC2018-002

Moved By Councillor Veale

Seconded By Councillor Macklem

That Report PLAN2018-007, respecting Part of Lot 3, Concession 13, geographic Township of Manvers, and identified as 136 Golf Course Road; Application No. D06-2018-002, be received;

That a Zoning By-law Amendment respecting application D06-2018-002, substantially in the form attached as Appendix D to Report PLAN2018-007, 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

PAC2018-003

Moved By Councillor Veale

Seconded By D. Girard

That Report PLAN2018-008, respecting Part North Half of Lot 10, Concession 8, geographic Township of Mariposa, and identified as 594 Highway 7, 2264768 Ontario Limited – Application D06-2018-003, be received;

That a Zoning By-law Amendment respecting application D06-2018-003, substantially in the form attached as Appendix “D” to Report PLAN2018-008, 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

PAC2018-004

Moved By Mayor Letham

Seconded By Councillor Stauble

That Report PLAN2018-009, respecting Part of Lot 16, Concession 12, geographic Township of Manvers, and identified as 359 St. Mary’s Road; Application No. D06-2018-004, be received;

That a Zoning By-law Amendment respecting application D06-2018-004, substantially in the form attached as Appendix D to Report PLAN2018-009, 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

PAC2018-005

Moved By Councillor Junkin

Seconded By Councillor Stauble

That Report PLAN2018-010, respecting Part of Lot 11, Concession 10, geographic Township of Manvers, and identified as 63 Lifford Road; Application No. D06-2018-005, be received;

That a Zoning By-law Amendment respecting application D06-2018-005, substantially in the form attached as Appendix D to Report PLAN2018-010, 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

PAC2018-006

Moved By Mayor Letham

Seconded By D. Girard

That Report PLAN2018-013, respecting Lots 7 & 8, Concession 13, geographic Township of Emily, and identified as 432 King's Wharf Road, Gingrich – Application D06-2018-006, be received; and

That the proposed Zoning By-law Amendment respecting Application D06-2018-006, be referred back to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments and that any comments and concerns have been addressed.

Carried

PAC2018-007

Moved By Councillor Veale

Seconded By Councillor Miller

That Report PLAN2018-014, respecting Part of Lot 14, Concession 10, geographic Township of Ops and identified as 771 Lilac Road; Application No. D06-2018-007, be received;

That a Zoning By-law Amendment respecting Application D06-2018-007, substantially in the form attached as Appendix C to Report PLAN2018-014, 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

PAC2018-008

Moved By Mayor Letham

Seconded By Councillor Miller

That Report PLAN2018-001, respecting Part of Blocks W and X, Plan 70, former Village of Bobcaygeon, Application No. D05-19-014, Lakes Terminal and Warehousing Ltd. – Arizona Heights, Phase 1 – 16T06505, be received;

That Schedule D Summary of Estimated Costs, in Appendix C to Report PLAN2018-001 shall list 100% of the cost of all works to the satisfaction of the Director of Development Services and the Director of Engineering & Corporate Assets;

That the Subdivision Agreement for File No. D05-19-014 substantially in the form attached as Appendix C to Report PLAN2018-001, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents and subsequent Agreement(s) required by the approval of this Agreement.

Carried

PAC2018-009

Moved By Councillor Veale

Seconded By Councillor Miller

That Report PLAN2018-002, respecting Lots 29 to 32, Plan 81, Part Lot 21, Concession 6, Ops and Part of King Street, former Town of Lindsay, now City of Kawartha Lakes and identified as 23-25 King Street, Application No. D04-17-002, be received;

That the Application for Condominium Description Exemption filed by Randy Lebow, Owens Wright, on behalf of Pyjama Factory Inc. for a 19 unit residential apartment building being Lots 29 to 32, Plan 81, Part Lot 21, Concession 6, Ops and Part of King Street, former Town of Lindsay, now City of Kawartha Lakes and identified as 23-25 King Street, 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

PAC2018-010

Moved By Councillor Veale

Seconded By M. Barkwell

That Report PLAN2018-011, GREG DE FREITAS on behalf of multiple landowners - Cook Street, Application D06-15-014, be received;

That a By-law to implement Zoning By-Law Amendment application D06-15-014 respecting a proposed amendment to the Town of Lindsay and Township of Ops Zoning By-laws for multiple lots on Cook Street, Former Town of Lindsay, and geographic Township of Ops, City of Kawartha Lakes, substantially in the form attached as Appendix “D” and “E” to Report PLAN2018-011, 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

PAC2018-011

Moved By Mayor Letham

Seconded By Councillor Miller

That Report PLAN2018-015, respecting Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, Application D06-17-008, be received;

That a By-law to implement Zoning By-Law Amendment Application D06-17-008 respecting a proposed amendment to the Township of Emily Zoning By-law for property described as Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2018-015, 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

PAC2018-012

Moved By Mayor Letham

Seconded By Councillor Junkin

That Report PLAN2018-016, respecting Plan 11, Range 7 Part of Lot 9 East William Street, Former Village of Bobcaygeon, Nichol – Application D06-17-030, be received; and

That the matter be referred back to staff for further review.

Carried

PAC2018-013

Moved By Councillor Veale

Seconded By Councillor Junkin

That Report PLAN2018-012, Planning Approvals Task Force Recommendations Update, be received.

Carried