

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

PC2018-04
Wednesday, April 11, 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
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 1:00 p.m. Mayor A. Letham, Councillors B. Junkin, R. Macklem, G. Miller, H. Stauble and A. Veale and M. Barkwell and were in attendance.

Absent: D. Girard

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Development Planning Supervisor S. Rea, Planner II D. Harding, Supervisor of Part 8 Sewage Systems A. Elmhirst, and various other staff were also in attendance.

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

Moved By Councillor Miller

Seconded By Councillor Stauble

That the agenda for the Wednesday, April 11, 2018 Planning Advisory Committee Meeting be adopted as circulated and with the following amendments;

Additions - Deputations

Anne Dorion, Landmark Associates Limited

Relating to Report PLAN2018-032, Item 7.2 on the Agenda

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 PLAN2018-036

Sherry Rea, Development Planning Supervisor

Applications to amend the City of Kawartha Lakes Official Plan and the Township of Manvers Zoning By-law to permit a variety of on-farm diversified uses on land described as Part of Lot 13, Concession 7, Geographic Township of Manvers, City of Kawartha Lakes and identified as 804 Highway 7A (Sutcliffe)

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

Ms. 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 on the subject property. She summarized the application, explaining that it proposes to recognize the occurring value-added uses, on-farm diversified uses and agri-tourism uses on the farm including a bed and breakfast and wedding event venue. The application conforms to the Growth Plan, however consistency with the Provincial Policy Statement cannot be established at this time until comments have been received from all City Departments and commenting agencies. Ms. Rea summarized the various submitted studies, and public comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from Dave and Sara Miller, of 1037 Gray Road, expressing opposition to the application due to noise concerns. Donna Querengesser also requested additional material which was forwarded to her. Finally, the Agricultural Division of the City's Economic Development Division requested a review of the Minimum Distance Separations (MDS) calculations submitted by the applicant. Staff are recommending that the application be referred back to staff for further review. Ms. Rea and Ms. Elmhirst responded to questions from Committee members.

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

Stephen Bedford of Stephen Bedford Consulting spoke as the applicant on behalf of the property owner. He supported the application by presenting an overview including current uses, Provincial Policy Statement, Culinary Tourism, Agri-Tourism, relation to the Kawartha Lakes Strategic Plan, Vision for the Ironhorse Ranch, economic benefits to the community, and the applicable OMAFRA guidelines. Overall he stated that the proposed uses are within the current provincial guidelines, and that the application represents good planning. A copy of his presentation is available in the Clerk's Office. He responded to questions from Committee members.

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

Greg Watson, of 785 Highway 7A, stated that they live in the farm located across the road from the application. He stated that they don't have a problem with the proposed uses and are supportive of the application.

Elaine Clark, operator of Mike Clark Excavating at 840 Highway 7A, stated that their business is near the north west corner of the property and that she supported the proposal.

Mike Perry, President of the Lindsay and District Chamber of Commerce, spoke on the Chamber's behalf and expressed support for the application. He stated that there is neighbourhood support and that the Chamber's perspective is that agri-tourism opportunities like this support Economic Development in the broader community.

Aaron Young, President of Pie Eyed Monk Brewery, stated that the application will support their product at Ironhorse Ranch. He stated that their events will be a massive benefit for the community, and local businesses he is involved in, like the Days Inn in Lindsay, will benefit.

Brenda Wood, Executive Director of Regional Tourism Organization 8, stated that the application will provide a tremendous asset that benefit Kawartha Lakes, Peterborough, and Northumberland, and that they fully support the proposal.

Beverley Williams, owner of Williams Design Studio at 1470 Highway 7A, gave a brief description of her involvement within the Bethany area and tourism and culture development in the area. She stated that the application will support cultural development in the area and that she has hosted events at the location. She expressed no concerns with bathrooms, parking, or noise, and supported the application.

Jessica Foote, operator of Lunar Rhythm Gardens at 235 Gray Road noted that she has worked with Mr. Sutcliffe in the past, and strongly supports the application. She noted that Ironhorse ranch supports her local farming business by providing opportunities to supply food to caterers, and support her income as a farmer, and of others in the community.

Paul Richardson, of 415 Highway 35 in Pontypool, owns a tree nursery in the area, and he provided a brief historical context of a development like this in the Manvers area. He stated that what Mr. Sutcliffe is doing is a good thing for the

area, as it supports his business by being able to supply products like berry bushes. He felt it is important to teach people how farms work and that this will attract people to move into the area.

No other persons spoke to the application.

The Public Meeting concluded at 2:20 p.m.

4. BUSINESS ARISING FROM PUBLIC MEETING

4.1 Item 3.1

PAC2018-020

Moved By Mayor Letham

Seconded By Councillor Miller

Recommend that Report PLAN2018-036, respecting Part of Lot 13, Concession 7, geographic Township of Manvers and identified as 804 Highway 7A, Application Nos. D01-2018-004 and D06-2018-013 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 Manvers 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.

Carried

5. DEPUTATIONS

5.1 PC2018-04.5.1

Anne Dorion, Landmark Associates Limited

Relating to Report PLAN2018-032, Item 7.2 on the Agenda

Anne Dorion spoke on behalf of the applicant Darry Tighe and Landmark Associates Limited. She stated that they have reviewed the report for the on-farm diversified use, and are in agreement with the staff recommendation. She thanked staff for their assistance, and the committee for their indulgence. She responded to questions put forward to the members of the committee.

Moved By Councillor Junkin

Seconded By Councillor Veale

That the deputation of Anne Dorion, regarding Report PLAN2018-036, be received.

Carried

6. CORRESPONDENCE

7. CITY OF KAWARTHA LAKES REPORTS

7.1 PLAN2018-031

David Harding, Planner II

An application to amend the Township of Fenelon Zoning By-law 12-95 making textual amendments to facilitate two lot line adjustments between two residential lots with different zone categories and to recognize the setbacks established by the existing dwelling, deck, and pool at Lot 9 and Block 10, Plan 573, Geographic Township of Fenelon, City of Kawartha Lakes, identified as 14 and 24 Jubbs Shore Road (Bereznicki)

Mr. Harding confirmed that a Public Meeting on this matter was held on March 7, 2018 in accordance with the Planning Act. He summarized the application, explaining that it proposes to make textual amendments to the Rural Residential Type Three Exception Seven (RR3-7) Zone and adjust the boundaries of the Rural Residential Type Three (RR3) Zone and RR3-7 Zone categories in order to facilitate two lot line adjustments between two residential lots with different zone categories and to recognize the setbacks established by the existing dwelling, deck, and pool on 14 Jubbs Shore Road. The application conforms to the 2017 Growth Plan, the City of Kawartha Lakes Official Plan, and is consistent with the 2014 Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in his report. Staff are recommending that the application be recommended to Council for approval. Mr. Harding and Director Marshall responded to questions from Committee members.

PAC2018-021

Moved By Mayor Letham

Seconded By Councillor Veale

Recommend that Report PLAN2018-031, respecting Lot 9 and Block 10, Geographic Township of Fenelon, and identified as 14 and 24 Jubbs Shore Road, Bereznicki – Application D06-2018-008, be received;

That a Zoning By-law Amendment respecting application D06-2018-008, substantially in the form attached as Appendix D to Report PLAN2018-031, 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

7.2 PLAN2018-032

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 to permit a woodworking shop and related sales uses on land described as Part of Lots 7 and 8, Concession 13, Geographic Township of Emily, City of Kawartha Lakes, identified as 432 King's Wharf Road (Gingrich)

Mr. Harding confirmed that a Public Meeting on this matter was held on February 14, 2018 in accordance with the Planning Act. 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 products from the property. The shop is proposed as an on-farm diversified use. A reduction in the number of required parking spaces for the business is also sought. The application conforms to the 2017 Growth Plan and the City of Kawartha Lakes Official Plan, and is consistent with the 2014 Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in his report. Staff are recommending that the application be recommended to Council for approval. He responded to questions from Committee members.

PAC2018-022

Moved By Councillor Veale

Seconded By Councillor Miller

Recommend That Report PLAN2018-013, respecting Lots 7 and 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, substantially in the form attached as Appendix D to Report PLAN2018-032, 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

8. ADJOURNMENT

Moved By Councillor Macklem

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 2:50 p.m.

Carried

Recommendations from the April 11, 2018 Planning Advisory Committee Meeting:

PAC2018-020

Moved By Mayor Letham

Seconded By Councillor Miller

Recommend that Report PLAN2018-036, respecting Part of Lot 13, Concession 7, geographic Township of Manvers and identified as 804 Highway 7A, Application Nos. D01-2018-004 and D06-2018-013 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 Manvers 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.

Carried

PAC2018-021

Moved By Mayor Letham

Seconded By Councillor Veale

Recommend that Report PLAN2018-031, respecting Lot 9 and Block 10, Geographic Township of Fenelon, and identified as 14 and 24 Jubbs Shore Road, Bereznicki – Application D06-2018-008, be received;

That a Zoning By-law Amendment respecting application D06-2018-008, substantially in the form attached as Appendix D to Report PLAN2018-031, 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

PAC2018-022

Moved By Councillor Veale

Seconded By Councillor Miller

Recommend That Report PLAN2018-013, respecting Lots 7 and 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, substantially in the form attached as Appendix D to Report PLAN2018-032, 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