

The Corporation of the City of Kawartha Lakes
MINUTES
PLANNING COMMITTEE

PC2017-03
Wednesday, March 8, 2017
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

MEMBERS:

Mayor Andy Letham
Councillor Brian Junkin
Councillor Rob Macklem
Councillor Gord Miller
Councillor Patrick O'Reilly
Councillor Heather Stauble
Councillor Andrew Veale
Councillor Pat Dunn (Alternate)
Councillor Doug Elmslie (Alternate)

Accessible formats and communication supports are available upon request.

1. CALL TO ORDER AND ADOPTION OF AGENDA

Chair P. O'Reilly called the meeting to order at 1:00 p.m. Councillors D. Elmslie (1:06 p.m.), B. Junkin, R. Macklem, G. Miller, and A. Veale were in attendance.

City Clerk and Recording Secretary J. Currins, Manager of Policy Planning R. Holy, Planner II Janet Wong, Planning II Mark LaHay, and Planner II Ian Walker 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 Veale

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

CARRIED

2. DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of pecuniary interest noted.

3. PUBLIC MEETING

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

3.1 PLAN2017-011

Janet Wong, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 to change the zone category on the portion of the property from a "Rural General (A1) Zone" to "Rural General - Special 35 (A1-S35) Zone" on the proposed retained portion of the property on land described as Part of Lot 2, Concession 10, geographic Township of Manvers, City of Kawartha Lakes, identified as 90 St. Alban Road (Bernice and Eric Wilson) - Planning File D06-17-004

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 500 m, and a sign was posted on the subject property. She summarized the application, explaining that it proposes to sever an approximately 0.62 ha. residential lot containing a single detached dwelling and retain approximately 20.3 ha. of agricultural land. The retained land is being consolidated with non-abutting agricultural land. She stated as a provisional consent, the agricultural land to be retained is to be rezoned from "Rural General (A1) Zone" to "Rural General - Special 35 (A1-S35 Zone" to prohibit residential use and to recognize the reduced lot area. The application conforms to the 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 Chippewas of Rama First Nation with no concerns.

The Chair inquired if the applicant wished to speak to the application. No one was present.

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

No other persons spoke to the application.

3.2 PLAN2017-012

Mark LaHay, Planning II

Official Plan Amendment (D01-17-001) and Zoning By-law Amendment (D06-17-005) Applications to re-designate and rezone a 0.36 ha. portion of the subject land from the "Rural" designation and the "Agricultural (A1)" Zone to "Waterfront" designation with a Special Area Policy and to "Limited Service Residential Exception (LSR-*)" Zone to facilitate a future consent for a lot addition on the property described as Part Lot 25, Concession 8, geographic Township of Fenelon, Potts Shore Road (O'Connor)

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

Mr. LaHay confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 m, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to re-designate and rezone a 0.36 ha. portion of the subject land from the "Rural" designation and the "Agricultural (A1)" Zone to "Waterfront" designation with a Special Area Policy and to "Limited Service Residential Exception (LSR-*)" Zone to facilitate a future consent for a lot addition. The Official Plan and zoning change would permit the severance of a portion of the subject land to be added to (consolidated with) a waterfront property identified as 65 Potts Shore Road. The proposed zoning of the land to be severed will not permit a dwelling and will only permit an accessory building to a dwelling on 65 Potts Shore Road. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. LaHay summarized the comments received to date, as detailed in his report. He stated that there are responses outstanding, and that staff is requesting the application be referred back to staff for further review 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.

Kent Randall, EcoVue Consulting Services Inc. spoke on behalf of the applicant. He noted that he agrees with the comments from Planning staff and supports this being referred to staff. He answered questions put forth from Committee members.

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

No other persons spoke to the application.

3.3 PLAN2017-013

Ian Walker, Planner II

An application to amend the Township of Fenelon Zoning By-law to add a custom metal roofing, siding and supplies business as a permitted use on a portion of the property identified as 1993 Glenarm Road, Fenelon (Brenneman)

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. Ian Walker confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 m., and a sign was posted on the subject property. He summarized the application, explaining that it proposes to amend the "Agricultural (A1) Zone" to recognize a business as an on-farm diversified use. The intent of the change is to recognize the existing business, and to permit an expansion to that business. The proposed amendment would add this use as an additional use on a specific identified portion of the property in addition to maintaining the existing permitted use in the A1 Zone. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement that includes "on-farm diversified uses" as a permitted use in prime agricultural areas, if it does not hinder surrounding agricultural operations. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from Kawartha Conservation, Chris Handley, Stew Low, Lindsay Reddings and Dave Low and Kelly Maloney, Agricultural Development Officer for the City. He responded to questions from Committee members.

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

Mr. Dan Stone, Consultant spoke on behalf of the Applicants. He provided a history of the operation at this location with the current and previous two owners, noting that this has been operating since 2000 and there was a mechanical repair operation prior to 2000. He noted that there is currently a farm operation there as well and that this application supports the Provincial Policy Statement. The amendment puts limitations on the size of the operation for the on-farm diversified use and the land it is to occupy. He stated that this application allows the owners to construct a new building to replace some of the older buildings. He outlined that he analyzed the proposal and it is well within the Provincial Policy Guidelines. Mr. Stone answered questions put forth by Committee members.

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

No other persons spoke to the application.

4. BUSINESS ARISING FROM PUBLIC MEETING

4.1 Item 3.1

PC2017-008

Moved By Councillor Junkin

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-011, **respecting Part of Lot 2, Concession 10, geographic Township of Manvers, and identified as 90 St. Alban Road, Application No. D06-17-004**, be received;

THAT a Zoning By-law Amendment respecting Application D06-17-004, substantially in the form attached as Appendix D to Report PLAN2017-011, 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

4.2 Item 3.2

PR2017-009

Moved By Councillor Elmslie

Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-012, **respecting Part Lot 25, Concession 8, geographic Township of Fenelon, O'Connor - Applications D01-17-001 and D06-17-005**, be received;

THAT the Application respecting the proposed Amendments to the City of Kawartha Lakes Official Plan and Township of Fenelon Zoning By-law, be referred back to staff for further review and processing until such time that all comments have been received from all circulated Agencies and that any comments and concerns have been addressed.

CARRIED

4.3 Item 3.3

PC2017-010

Moved By Councillor Elmslie

Seconded By Councillor Veale

RECOMMEND THAT Report PLAN2017-013, **respecting West Half of Lot 21 and Part of Lot 22, Concession 5, geographic Township of Fenelon**,

Brenneman - Application D06-17-007, be received;

THAT the Application respecting Application D06-17-007 be referred back to staff 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; and

THAT staff ensure that all aspects of industrial and commercial licencing requirements under the Provincial Act be considered and included in the final Report.

CARRIED

8. ADJOURNMENT

Moved By Councillor Veale

Seconded By Councillor Miller

RESOLVED THAT the Planning Committee Meeting adjourn at 1:47 p.m.

CARRIED

Recommendations made at the March 8, 2017 Planning Committee Meeting

PC2017-008

Moved By Councillor Junkin

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-011, **respecting Part of Lot 2, Concession 10, geographic Township of Manvers, and identified as 90 St. Alban Road, Application No. D06-17-004**, be received;

THAT a Zoning By-law Amendment respecting Application D06-17-004, substantially in the form attached as Appendix D to Report PLAN2017-011, 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

PR2017-009

Moved By Councillor Elmslie

Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-012, **respecting Part Lot 25, Concession 8, geographic Township of Fenelon, O'Connor - Applications D01-17-001 and D06-17-005**, be received;

THAT the Application respecting the proposed Amendments to the City of Kawartha Lakes Official Plan and Township of Fenelon Zoning By-law, be referred back to staff for further review and processing until such time that all comments have been received from all circulated Agencies and that any comments and concerns have been addressed.

CARRIED

PC2017-010

Moved By Councillor Elmslie

Seconded By Councillor Veale

RECOMMEND THAT Report PLAN2017-013, **respecting West Half of Lot 21 and Part of Lot 22, Concession 5, geographic Township of Fenelon, Brenneman - Application D06-17-007**, be received;

THAT the Application respecting Application D06-17-007 be referred back to staff 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; and
THAT staff ensure that all aspects of industrial and commercial licencing requirements under the Provincial Act be considered and included in the final Report.