

**The Corporation of the City of Kawartha Lakes**  
**MINUTES**  
**PLANNING COMMITTEE**

**PC2017-04**  
**Wednesday, April 5, 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**

**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 and Councillors B. Junkin, R. Macklem, G. Miller, H. Stauble and A. Veale were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Planner II M. LaHay and Planner II L. Russell were also in attendance.

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

**Moved By** Councillor Junkin

**Seconded By** Councillor Stauble

**RESOLVED THAT** the agenda for the Wednesday, April 5, 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 **PLAN2017-017**

Mark LaHay, Planner II

An application to amend the Township of Emily Comprehensive 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 & 65 Wispi Shore Road on the 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)

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. LaHay 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 properties. He summarized the application, explaining that it proposes to remove the approximately 30m wide Environmental Protection (EP) Zone strip located across the shoreline portion of their properties and replace it with the Rural Residential Exception (RR-\*) Zoning existing on the balance of their properties in order to permit waterfront accessory structures such as boathouses and docks. He also noted all references to 65 Wispi Shore Road in the report should be corrected to read 61 Wispi Shore Road. He stated that the application appears to conform to the Growth Plan and is consistent with the Provincial Policy Statement, however further discussion with the applicants for shoreline development will be required to determine Official Plan conformity with respect to shoreline naturalization. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from the Trent Severn Waterway (TSW), who cannot fully support the application at this time noting concerns with the introduction of structures that may impact on access to the narrow channel fronting these properties as well as impact on the adjacent Provincially Significant Wetland. The comments from TSW also noted that any changes to the shoreline would be reviewed with consideration to the sensitive environmental concerns of the wetlands and the possible habitat for Wild Rice growth. He recommended that the application be referred back to staff until such time as all circulated agencies have commented, and Official Plan conformity questions can be addressed. He responded to questions from Committee members.

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

Kent Randall of EcoVue Consulting Services Inc. spoke on behalf of the property owners. He noted that they are willing to incorporate site specific provisions in the zoning change, so that shoreline structures may be permitted in conformity with the Official Plan. He responded to questions from Committee members.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:20 p.m.

#### **4. BUSINESS ARISING FROM PUBLIC MEETING**

##### **4.1 Item 3.1**

**PC2017-011**

**Moved By** Councillor Stauble

**Seconded By** Councillor Veale

**RECOMMEND THAT** Report PLAN2017-017, respecting Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, Application No. D06-17-008, be received;

**THAT** Zoning By-law Amendment Application D06-17-008, Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, be referred back to staff for further review and processing until such time that all comments have been received from all circulated Agencies and issues related to compliance with Official Plan waterfront policies have been addressed.

**CARRIED**

#### **5. DEPUTATIONS**

#### **6. CORRESPONDENCE**

#### **7. CITY OF KAWARTHA LAKES REPORTS**

##### **7.1 PLAN2017-019**

Linda Russell, Planner II

Culture and Heritage Policy Amendments to the City of Kawartha Lakes Official Plan, the Town of Lindsay Official Plan and the Village of Fenelon Falls Official Plan

Ms. Russell stated that this Official Plan Amendment was presented at the public meeting of the February 8th Planning Committee Meeting. She summarized the comments presented at that meeting from Heather Sadler, and Tom Mohr and noted that no further public comments were received following the public

meeting. Since the public meeting, enhancements and modifications to the original amendment have been made to the archeological requirements, Heritage Impact Assessments, definitions for adjacency to heritage properties, and inconsistent community title wording. She stated that the amendment conforms to the Growth Plan, and is consistent with the Provincial Policy Statement. Staff recommends that amendments be forwarded to Council for adoption. She responded to questions from members of the Committee.

**PC2017-012**

**Moved By** Councillor Macklem

**Seconded By** Councillor Veale

**RECOMMEND THAT** Report PLAN2017-019, respecting Culture and Heritage policy amendments to the City of Kawartha Lakes Official Plan, The Lindsay Official Plan and the Fenelon Falls Official Plan, be received;

**THAT** the proposed Official Plan Amendment, substantially in the form attached as Appendix A be referred to Council for adoption and that the necessary by-law be passed; and

**THAT** the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

**CARRIED**

**8. ADJOURNMENT**

**Moved By** Mayor Letham

**Seconded By** Councillor Stauble

**RESOLVED THAT** the Planning Committee Meeting adjourn at 1:50 p.m.

**CARRIED**

**Recommendations made at the April 5, 2017 Planning Committee Meeting:****PC2017-011****Moved By** Councillor Stauble**Seconded By** Councillor Veale

**RECOMMEND THAT** Report PLAN2017-017, respecting Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, Application No. D06-17-008, be received;

**THAT** Zoning By-law Amendment Application D06-17-008, Part Lot 19, Concession 10, 57R-5049, Parts 1 to 4, geographic Township of Emily, City of Kawartha Lakes, be referred back to staff for further review and processing until such time that all comments have been received from all circulated Agencies and issues related to compliance with Official Plan waterfront policies have been addressed.

**PC2017-012****Moved By** Councillor Macklem**Seconded By** Councillor Veale

**RECOMMEND THAT** Report PLAN2017-019, respecting Culture and Heritage policy amendments to the City of Kawartha Lakes Official Plan, The Lindsay Official Plan and the Fenelon Falls Official Plan, be received;

**THAT** the proposed Official Plan Amendment, substantially in the form attached as Appendix A be referred to Council for adoption and that the necessary by-law be passed; and

**THAT** the Mayor and Clerk be authorized to execute any documents required by the approval of this application.