

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

PC2018-06
Wednesday, June 6, 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 Engineering J. Rojas, Manager of Planning R. Holy, Manager of Parks Recreation and Culture J. Johnson, Supervisor of Development Engineering C. Sisson, Senior Engineering Technician J. Newbury, and Planners II D. Harding, M. LaHay and I. Walker were also in attendance.

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

Moved By Councillor Miller

Seconded By Councillor Veale

That the agenda for the Wednesday, June 6, 2018 Planning Advisory Committee Meeting be adopted as amended and circulated.

Carried

Moved By Councillor Stauble

Seconded By M. Barkwell

That the Procedural By-law 2014-266 be waived to permit the addition of a deputation from Dorothy Carroll and Joe McColl, regarding Report PLAN2018-050 (Item 7.2 on the Amended 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 PLAN2018-052

An application to amend the Township of Verulam Zoning By-law 6-87 to permit the additional uses of a single detached dwelling, restaurant, take-out restaurant and contractor's yard at 2071 CKL Road 36 (Bryans Family Camping)
David Harding, Planner II

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 permit a year-round restaurant (with a take-out component), a contractor's yard, and a single detached dwelling. The application appears to conform to the Growth Plan and appears to be consistent with the Provincial Policy Statement. Mr. Harding 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 Kawartha Region Conservation Authority (KRCA) expressing concerns with the location of structures and their ingress/egress within the floodplain. Staff are recommending that the application be referred back to staff 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. Mr. Harding, Ms. Sisson, and Mr. Holy responded to questions from Committee members.

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

Doug Carroll of DC Planning Services spoke on behalf of the owner. He stated that they had received the comments from the KRCA, and noted that their comments do not oppose the uses on the land, but rather the possible locations provided on the sketch. He stated that the sketch is conceptual, and that they are aware that no new building or access is permitted to be built on a flood plain. He noted the application's conformity with the Growth Plan, consistency with the Provincial Policy Statement, and conformity with the Official Plan. He requested that a motion be adopted to draft a zoning by-law and forward it to Council for approval. Mr. Carroll 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

PAC2018-029

Moved By Councillor Veale

Seconded By Councillor Miller

Recommend that Report PLAN2018-052, respecting Part of Lot 6, Concession 3, geographic Township of Verulam, and identified as 2071 CKL Road 36 – Application D06-2018-016, be received; and

That Zoning By-law Amendment application D06-2018-016, respecting Part of Lot 6, Concession 3, Geographic Township of Verulam and proposing to permit the additional uses of a single detached dwelling, restaurant, take-out restaurant, and contractors yard, be supported;

That a by-law permitting the proposed uses be prepared and be brought forward to Council for adoption; and

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

Carried

5. Deputations

5.1 PC2018-06.5.1

Michael Bissett, Bousfields Inc.

Relating to Report PLAN2018-050, Item 7.2 on the Agenda

Mr. Bissett, speaking on behalf of Bromont Homes, noted that he had read the report, and agreed with the recommendations. He made himself available to questions from the Committee members.

Moved By Councillor Veale

Seconded By M. Barkwell

That the deputation of Michael Bissett, Bousfields Inc, regarding Report PLAN2018-050, be received.

Carried

5.2 PC2018-06.5.2

Dorothy Carroll

Joe McColl

Relating to Report PLAN2018-050, Item 7.2 on the Agenda

Dorothy Carroll spoke on behalf of herself and Joe McColl, both residents in the local area. She expressed concern about the high volume of traffic in the area, the increased usage and the dangers of the intersection of Angeline St. and Orchard Park Rd. She noted that a second entrance from Angeline St in the area of Alcorn Dr. would help alleviate congestion in emergency situations, and that a traffic light should be considered at the Orchard Park intersection. She expressed the need for a park in the subdivision, as the former park location was replaced with new building lots and the Storm Water Management Pond cannot be used for parkland. Finally she stated that a sidewalk should be extended along the west side of Angeline St. from David Dr. to the subdivision. She concluded that she thought this would be a really nice place to live if these considerations are adopted.

Moved By Councillor Miller

Seconded By Mayor Letham

That the deputation of Dorothy Carroll, regarding Report PLAN2018-050, be received.

Carried

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2018-042

Applications to amend the Lindsay Official Plan from the Residential to Residential-Commercial designation and to amend the Lindsay Zoning By-law from the Residential (R3) Zone to Mixed Residential Commercial (MRC-S*) Special Exception Zone to permit either a residential use or limited commercial uses on the property identified as 21 Victoria Avenue North, Lindsay (1035479 Ontario Limited – Rick Carter)
Mark LaHay, Planner II

Mr. LaHay confirmed that a Public Meeting on this matter was held on March 7, 2018 in accordance with the Planning Act. He summarized the applications, explaining that it proposes to change the land-use designation from Residential to Residential-Commercial, and to change the zone category from Residential Three (R3) Zone to a Mixed Residential Commercial (MRC-S*) Special Exception Zone. The change will permit a residential or limited commercial use such as a personal service establishment/clinical movement education workspace. The applications conform to the Growth Plan and are consistent with the Provincial Policy Statement. Mr. LaHay noted no public comments had been received to date, and that agency comments were noted in his report. Staff supports the applications and are recommending that the application be referred to Council for approval. Mr. LaHay and Ms. Sisson responded to questions from Committee members.

PAC2018-030

Moved By Mayor Letham

Seconded By Councillor Miller

Recommend that Report PLAN2018-042, respecting Part Lot 14, South of Wellington Street, Town Plan, former Town of Lindsay, 1035479 Ontario Limited – Rick Carter – Applications D01-2018-001 and D06-2018-009, be received;

That a By-law to implement Official Plan Amendment application D01-2018-001 respecting Part Lot 14, South of Wellington Street, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2018-042 be approved and adopted by Council;

That a By-law to implement Zoning By-law Amendment application D06-2018-009 respecting Part Lot 14, South of Wellington Street, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2018-042 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 these applications.

Carried

7.2 PLAN2018-050

Applications for Official Plan and Zoning By-law Amendments together with a Revised Draft Plan of Subdivision to permit a 146 lot residential subdivision for single detached dwellings on the west side of Angeline Street North, Lindsay

(CIC Developments Inc.)

Ian Walker, Planning Officer - Large Developments

Mr. Walker 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 modify the existing draft approved plan of subdivision originally approved in 1994. He noted that the revised draft plan of subdivision consists of 146 single detached dwelling residential lots and 5 blocks: 1 block for a storm water management pond; 1 block for a road widening; 1 block for a residential reserve; and 2 blocks for walkways, one of which will also be used as an emergency access. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report. Staff are recommending that the application be referred to Council for approval. Mr. Walker and Ms. Jenn Johnson - Manager, Parks, Recreation and Culture responded to questions from Committee members.

PAC2018-031

Moved By Councillor Veale

Seconded By Mayor Letham

Recommend that Report PLAN2018-050, respecting Part of Lot 24, Concession 4 (Formerly Ops) 57R-7234, Parts 9 to 14, Former Town of Lindsay, CIC Developments Inc. – Applications D01-2018-002, D06-2018-010, D05-2018-002 and D05-18-032, be received;

That a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix 'C' be referred to Council for adoption;

That the zoning by-law amendment, substantially in the form attached as Appendix D be referred to Council for approval and adoption;

That the Revised Draft Plan of Subdivision (16T-88009), Application D05-2018-002 and D05-18-032, as shown on Appendix B and the conditions substantially in the form attached as Appendix E to Report PLAN2018-050, be approved and adopted by Council;

That the street names of Connolly Road, Hancock Crescent, and Hennessey Crescent be added to the City's list of street names, and replace any previously approved street names as shown on the proposed red-lined Revised Draft Plan of Subdivision in Appendix B, and be referred to Council for approval;

That in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

Carried

8. Adjournment

Moved By D. Girard

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 2:02 p.m.

Carried

Recommendations made at the June 6, 2018 Planning Advisory Committee Meeting:

PAC2018-029

Moved By Councillor Veale

Seconded By Councillor Miller

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That Zoning By-law Amendment application D06-2018-016, respecting Part of Lot 6, Concession 3, Geographic Township of Verulam and proposing to permit the additional uses of a single detached dwelling, restaurant, take-out restaurant, and contractors yard, be supported;

That a by-law permitting the proposed uses be prepared and be brought forward to Council for adoption; and

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

PAC2018-030

Moved By Mayor Letham

Seconded By Councillor Miller

Recommend that Report PLAN2018-042, respecting Part Lot 14, South of Wellington Street, Town Plan, former Town of Lindsay, 1035479 Ontario Limited – Rick Carter – Applications D01-2018-001 and D06-2018-009, be received;

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That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of these applications.

PAC2018-031

Moved By Councillor Veale

Seconded By Mayor Letham

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