

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

PC2017-05
Wednesday, May 3, 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
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 Public Appointees M. Barkwell and D. Girard were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Manager of Policy Planning R. Holy, Planning Officer S. Rea, Planners II M. Lahay, and I. Walker, Planner I D. Harding, Supervisor of Development Engineering C. Sisson, and Engineering Technician A. Brodie were also in attendance.

The Chair opened the meeting and introduced Planning Committee, including new members M. Barkwell and D. Girard, and the members of staff present.

The Chair requested and received the unanimous consent of the Committee to waive the Procedural By-law to permit the addition of a deputation request received after the deadline for Mr. B. Tung relating to Item 7.1 on the Agenda.

Moved By Mayor Letham

Seconded By Councillor Macklem

RESOLVED THAT the agenda for the Wednesday, May 3, 2017 Planning Advisory Committee Meeting be adopted with the following amendment:

Addition - Deputations

Billy Tung, KLM Planning

Relating to Report PLAN2017-020 (2074161 Ontario Limited - Morningside Acres)

Item 7.1 on the Agenda

CARRIED

2. **DECLARATIONS OF PECUNIARY INTEREST**

Mayor Letham noted that his sister and brother-in-law are currently tenants at the property in Item 3.5.

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 PLAN2017-014

Ian Walker, Planner II

An application to amend the Township of Bexley Zoning By-law to change the zoning provisions of the Rural Residential Type Three Exception Seven (RR3-7) Zone to permit additional uses; amend the development standards for an accessory building; and rezone a portion of the lot to the Environmental Protection (EP) Zone on the property identified as 1115 North Bay Drive, Bexley (ISNAR)

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. Walker 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. He summarized the application, explaining that it proposes to facilitate the construction of a replacement detached dwelling on the rear portion of an existing lot of record. He stated that the applicant proposes to rezone a wetland and associated 30 m buffer area to the EP Zone to prohibit development. The remaining portion of the lot will support a detached dwelling with an associated accessory building located partially in the front yard. The application conforms to the Growth Plan and Official Plan and is consistent with the Provincial Policy Statement. 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 the Part 8 Building Inspector and Community Services who have no objection to the application. Comments were also received from the Trent Severn Waterway, noting a turtle species at risk that may be affected if work is done near the waterfront. He stated that staff are recommending approval of the proposed by-law amendment. He responded to questions from Committee members.

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

Tom deBoer of TD Consulting spoke on behalf of the applicant, stating that he was available should there be any questions from the committee.

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

Cindy and Ron O'Neill of 1117 North Bay Drive presented concerns with demolition requirements of the application. They also questioned if the well and septic systems proposal, would have any effect to their property.

No other persons spoke to the application.

3.2 PLAN2017-018

Ian Walker, Planner II

An application to amend the Township of Ops Zoning By-law to add new uses and amend the development standards of the Tourist Commercial Exception Two (CT-2) Zone for the property identified as 35 Brook Street, Ops (BATL MANAGEMENT INC.)

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. Walker 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. He summarized the application, explaining that it proposes to recognize the existing 3 additional holes on the golf course as a permitted use, recognize an existing restaurant use which is accessory to the golf course and tourist camp, reduce the front yard development setback, and increase the density of the camp sites to facilitate an expansion to the existing tourist camp. The by-law permits up to 125 camp sites, however, this proposal would result in 102 camp sites in total. Staff have not completed a full review of the application to confirm conformity with the Provincial Policy Statement, the Growth Plan, or the Official Plan. 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 neighbouring property owners stating concerns with property values, and seasonal use of the campground. He responded to questions from Committee members.

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

Heather Sadler, EcoVue Consulting Services Inc, spoke on behalf of the applicant. Ms. Sadler requested that the City provide a required comment, to be

supplied to the Ministry of the Environment, regarding the proposed communal septic system. She stated that since this application is seasonal, a 60 day shutdown of the septic system is required to be compliant with the Ministry of the Environment. Ms. Sadler and Mario Santacroce, property owner, responded to questions from Committee members.

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

Brian Walden, of 799 Elm Tree Road raised questions about the existing septic bed's capacity, and the proposed capacity of the new system. He also presented questions regarding the setback from the road, the traffic into the area, the garbage collection and buffering requirements.

No other persons spoke to the application.

3.3 PLAN2017-021

Sherry Rea, Planning Officer

Application for Zoning By-law Amendment to permit a micro brewery together with requests to permit the demolition and reconstruction of the existing 2 storey annex with a 3 storey addition on property municipally known as 8 Cambridge Street North, former Town of Lindsay, now City of Kawartha Lakes (2556568 ONTARIO INC.)

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 120m and a sign was posted on the subject property. She summarized the application, explaining that it proposes to add the use of a micro brewery on the property together with requests to permit the demolition and reconstruction of the existing 2 storey annex on the south side of the existing legal non-complying building with a 3 storey addition. She noted the property, also known as the C.L. Baker building is not designated under the Ontario Heritage Act, and the proposal would include a microbrewery, a meeting hall, restaurant, and other office uses. The application conforms to the Growth Plan, the Lindsay Official Plan, and is consistent with the Provincial Policy Statement. Ms. Rea 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 M. Stollar who presented concerns

regarding the lack of a definition in the zoning by-law for microbrewery. His comments stated that a brew-pub definition may suffice to limit production, and concerns about the amount of development charges the application is responsible to pay. Mr. Stollar questioned the potential for odour from the holding and containment of waste on site that will be delivered to and used by local agricultural facilities. Ms. Rea responded to questions from Committee members.

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

Kevin DuGuay, of Kevin DuGuay Community Planning and Consulting Inc, spoke on behalf of the applicant. He presented market information about the growing microbrewery sector in the United States and Canada, and stated that this building is well suited for the proposed use. He stated that the changes to the structure of the facility will assist with the accessibility of the building, and that the parking requirements, as proposed, will be less than what is currently required. Mr. DuGuay noted that the waste by-products of the brewing process would be sold to local farmers, and that the odour from the building should be consistent with that of a microbrewery and a restaurant. Overall, they are pleased to hear the staff recommendation. Mr. DuGuay and Aaron Young, representative of the property owner, responded to questions from Committee members.

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

No other persons spoke to the application.

3.4 PLAN2017-024

David Harding, Planner I

An application to amend the Township of Fenelon Zoning By-law 12-95 to change the zone category on a portion of the property from Agricultural (A1) Zone to Agricultural Exception Twenty One (A1-21) Zone to prohibit residential use and also prohibit the existing buildings from housing livestock on land identified as 1435 County Road 36 (INVERLOCHY CAPITAL GROUP LTD.)

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 on the subject property. He summarized the application, explaining that it

will fulfill a condition of provisional consent for consent application D03-15-018. The consent application proposes to sever an approximately 0.7 ha. (1.7 acres) residential lot containing a single detached dwelling deemed surplus to the farm operation as a result of a farm consolidation, and retain approximately 60.9 ha. (150.5 acres) of agricultural land with agricultural buildings. The retained land will be consolidated with non-abutting agricultural land. The application conforms to the Growth Plan, Official Plan, and is 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 Community Services, the Agricultural Development Officer, and Hugh Stewart – Clark Consulting Services Inc., all noting no objection to the application. Staff respectfully recommended that the proposed zoning by-law amendment be forwarded to Council for adoption and approval. He responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application. Bob Clark, of Clark Consulting Services, spoke on behalf of the applicant. He stated the barn on the retained land will continue to be used for agricultural storage purposes. Overall he supported the staff recommendation.

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

No other persons spoke to the application.

3.5 PLAN2017-025

David Harding, Planner I

An application to amend the Township of Ops Zoning By-law 93-30 to change the zone category on a portion of the property from Agricultural (A) Zone to Agricultural Exception Seventeen (A1-17) Zone to prohibit more than one dwelling on land identified as 1945-1995 Little Britain Road (TAYLOR)

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, presenting on behalf of Mr. Holy, 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. He summarized the application, explaining that it will fulfill a condition of provisional consent for

consent application D03-16-007. The consent application proposes to sever an approximately 1 ha. (2.5 acre) residential lot containing a single detached dwelling deemed surplus to the farm operation as a result of a farm consolidation, and retain approximately 39.5 ha. (97.6 acres) of agricultural land. The retained land will be consolidated with non-abutting agricultural land. There are agricultural buildings and a farm house on the retained portion of the property. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report additional comments were received from Community Services who have no objection to the application. Staff respectfully recommended that the proposed zoning by-law amendment be forwarded to Council for adoption and approval. He responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application. Bill Reesor spoke on behalf of the applicant, and he stated that the farm consolidation process adds benefit to the local agricultural community.

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

No other persons spoke to the application..

3.6 PLAN2017-026

Mark LaHay, Planner II

An application for Official Plan Amendment and Zoning By-law Amendment to Facilitate the Creation of a Rural Residential Lot, 71 CKL Road 46, Mariposa (GRILLS)

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 500m and a sign posted on the subject property. He summarized the application, explaining that it proposes to amend the "Prime Agricultural" designation with a "Special Policy" on a portion of the subject land and to amend the Zoning By-law to change the zone category from "Agricultural (A1) Zone" to a "Rural Residential Type One (RR1)

Zone". The intent of these amendments is to facilitate a severance to create a rural residential lot to permit a single detached dwelling. He stated that as the proposed severance is not in a settlement area, the application does not appear to conform with the Growth Plan. He also advised that as the Provincial Policy Statement (PPS) does not permit the creation of residential lots in Prime Agricultural areas, except for a residence surplus to a farming operation as a result of farm consolidation, it does not appear to be consistent with the PPS. 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 Community Services with no objections noted. Comments were also received from the Ministry of Municipal Affairs and Housing (MMAH) indicating they have concerns with the applications, which propose a severance for a residential use that is not supported through the PPS and does not appear to satisfy the criteria provided in the PPS that restricts lot creation in a prime agricultural area. Staff has not had an opportunity to seek further clarification of comments from MMAH at this time.

Staff recommends that the applications be referred back to staff until such time as comments have been received from all circulated departments and agencies, including the Ministry of Municipal Affairs and Housing, and that any comments and concerns have been addressed. He responded to questions from Committee members.

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

Bob Clark, of Clark Consulting Services, spoke on behalf of the applicant. He stated that they do not dispute the interpretation of the MMAH comments, however he stated the application does not affect any existing agricultural land uses in the area. He stated the lands have not been used for agricultural purposes for over 40 years. He stated that this unique circumstance meets the intent of the Provincial Policy Statement and Growth Plan and should be treated as a technical matter.

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

John DeVos, of 91 CKL Road 46, stated that the land in question is not agricultural land, and it would be difficult for it to be used agriculturally.

Murray Grills, of 71 CKL Road 46, stated that at the time of the original severing

of the lots by the Township of Mariposa in 1973 and 1974, it was his understanding that this land would be a separate rural lot.

Yvette Johnson stated that she has a deed, a property tax bill, and permits all assigned to her lot, and questioned why it cannot be legally severed. She stated that she plans to build a residence on the lot.

No other persons spoke to the application.

3.7 PLAN2017-027

Mark LaHay, Planner II

An application to amend the Township of Somerville Zoning By-law 78-45 to permit a maximum of two (2) single detached dwelling units on the property identified as 3611 CKL Road 121, Somerville (STENDER)

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 property. He summarized the application, explaining that it proposes to allow a second detached dwelling unit on the subject property, as the Zoning By-law permits only one (1) single detached dwelling unit. A garden suite was previously permitted through a temporary use zoning by-law amendment, however the owner desires to keep this building permanently. The application conforms to the Growth Plan, Official Plan and is consistent with the Provincial Policy Statement. 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 Community Services who have no objection to this application. He responded to questions from Committee members.

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

Doug Carroll spoke on behalf of the applicant, and stated that they agree with the recommendations made by staff, and made himself available for questions.

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

No other persons spoke to the application.

3.8 PLAN2017-029

Linda Russell, Planner II

An application for Official Plan Amendment and Zoning By-law Amendment to Permit 280 Assisted Living Units in a Facility comprised of Six Four-Storey Apartment Buildings, 3400/3418 CKL Road 36 (COMHOLD INVESTMENTS LTD)

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. Holy spoke on behalf of Ms. Russell, and confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m and a sign posted on the subject property. He summarized the applications, explaining that the proposal is to permit a medium density retirement residence complex consisting of six, four-storey connected apartment buildings, as a complimentary use to the nursing home on the property. Five buildings will contain 56 units each, for a total of 280 units. The main building will contain communal amenities. There will also be public access to Pigeon Lake via an access road from CKL Road 36. Mr. Holy stated that while the Growth Plan does not permit expansions to settlement area boundaries, this application predates both the Growth Plan and the Provincial Policy Statement, as it was originally submitted to the City in 2003. Mr. Holy summarized the comments received to date, as detailed in the staff report, noting that subsequent to the writing of the report additional comments were received. Gary and Nancy Winter of Little Bob Drive expressed concerns with density, changes to the natural environment, and drainage from parking lots. Bobcaygeon Shores Developments also presented questions regarding servicing capacity for Bobcaygeon if this project is approved. Mr. Holy also stated that local residents expressed concerns about traffic and access to Little Bob Drive. Staff recommended that the proposed Official Plan Amendment and Zoning By-law Amendment applications 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, and that any public comments and concerns have been addressed. He responded to questions from Committee members.

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

Jake Murray, of the Biglieri Group, spoke on behalf of the applicant. He gave an overview of the history of the application with the City since its initial submission in 2003. He stated that this application supplies much needed assistive living accommodation in Kawartha Lakes as per the submitted Seniors Housing Needs Assessment. He responded to questions from Committee members

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

Yvon Lamarre, of 294 East Street South, brought forward concerns about the proposed roadway connecting the development with CKL Road 36, as it would be located along the side of his house. He stated this roadway would cause traffic, and light pollution.

Michael Russo, of 282 East Street South, stated that a project of this size may take 2 years to construct, and he expressed concern about construction traffic. He also expressed concern and questioned that if water and sewer lines were extended down CKL Road 36, would properties fronting the new lines be forced to connect to the municipal services. He stated that the proposed roadway is too narrow, and he is concerned about the grade it will traverse, and the drainage issues surrounding it. He also proposed a barrier to help alleviate noise and dust. Overall, he stated that he supports the project, but concerns need to be addressed.

John Peleshok, of 75 Little Bob Drive, stated that he appreciated the quiet neighbourhood with close proximity to trees and wetlands in the area. He stated that with this development the traffic on his street will increase, including foot traffic, and Little Bob Drive does not have a sidewalk. He asked whether an abandoned home on the property will be utilized by the developers for a sales or construction office. He also questioned the need for 280 assistive living units in the Bobcaygeon area, and whether or not the residents would have sufficient access to health care services in the area. He requested an Open House from the developer to help establish communication between the neighbourhood and the applicant.

No other persons spoke to the application.

The Public Meeting concluded at 3:36 p.m.

4. BUSINESS ARISING FROM PUBLIC MEETING

4.1 Item 3.1

PC2017-013

Moved By Councillor Junkin

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-014, respecting North West Bay Range, Part Lot 34, 57R-242 Part 12, 12A & 12B; 57R-9630 Part 1, geographic Township of Bexley, "ISNAR – Application D06-17-006", be received;

THAT a Zoning By-law Amendment respecting application D06-17-006, substantially in the form attached as Appendix 'D' to Report PLAN2017-014, 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

4.2 Item 3.2

PC2017-014

Moved By Mayor Letham

Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-018, respecting Concession 2, Part Lots 9 and 10, geographic Township of Ops, "BATL MANAGEMENT INC. – Application D06-17-011", be received; and

THAT Report PLAN2017-018 respecting Application D06-17-011 be referred back to staff to address the 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

4.3 Item 3.3

PC2017-015

Moved By Mayor Letham

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-021, respecting Part of Lot 10, North of Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes and municipally known as 8 Cambridge Street West, “2556568 Ontario Inc. - Application D06-17-013”, be received;

THAT the Zoning By-law Amendment respecting Application D06-17-013 respecting Part of Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, and substantially in the form attached as Appendix “F” to Report PLAN2017-021, be approved and adopted by Council;

THAT in accordance with Section 34(17) of the Planning Act, Council considers the change to the proposed Zoning By-law Amendment to be minor; 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

Moved By Councillor Stauble

Seconded By Councillor Junkin

RECOMMEND THAT Report PLAN2017-024, Part Lot 4, Concession 10, geographic Township of Fenelon, “INVERLOCHY CAPITAL GROUP LTD. – Application D06-17-010”, be received;

THAT the application be referred back to staff, to address any issues regarding the receptor status of the Renewable Energy Approval Process and for further review and processing, until such time that any comments and concerns have been addressed.

MOTION FAILED

PC2017-016

Moved By Mayor Letham

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-024, Part Lot 4, Concession 10, geographic Township of Fenelon, “INVERLOCHY CAPITAL GROUP LTD. – Application D06-17-010”, be received;

THAT a Zoning By-law Amendment respecting application D06-17-010, substantially in the form attached as Appendix “D” to Report PLAN2017-024, 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

PC2017-017

Moved By Councillor Veale

Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-025, Part Lot 16, Concession 3, geographic Township of Ops, "TAYLOR – Application D06-17-012", be received; **THAT** a Zoning By-law Amendment respecting application D06-17-012, substantially in the form attached as Appendix "C" to Report PLAN2017-025, 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

PC2017-018

Moved By Councillor Veale

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-026, respecting Part Lot 5, Concession 9 N ½ being Part of Part 1, Plan 57R-733 and Part 2, Plan 57R-1197, Geographic Township of Mariposa, "GRILLS – Applications D01-17-006 and D06-17-009", be received; and **THAT** upon receipt of further comments from the Ministry of Municipal Affairs on the application, and review by staff of those comments, that the Official Plan Amendment and Zoning By-law Amendment respecting applications D01-17-006 and D06-17-009 substantially in the form attached as Appendix 'F' (with further Staff modifications) to Report PLAN2017-026, 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

4.7 Item 3.7

PC2017-019

Moved By Councillor Miller

Seconded By Councillor Veale

RECOMMEND THAT Report PLAN2017-027, respecting Part Lot 1 Concession 10, geographic Township of Somerville, “STENDER – Application D06-17-014”, be received;

THAT a Zoning By-law Amendment respecting application D06-17-014, substantially in the form attached as Appendix “D” to Report PLAN2017-027, 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

4.8 Item 3.8

PC2017-020

Moved By M. Barkwell

Seconded By Councillor Junkin

RECOMMEND THAT Report PLAN2017-029, respecting Part of Lot 12, and Lot 15, Plan 564 Concession 19, Geographic Township of Verulam and Concession 19, Lot 15, Plan 564, former Village of Bobcaygeon, “COMHOLD INVESTMENTS LTD. – Applications D01-16-156 and D06-35-074”, be received;

THAT the Report PLAN2017-029 respecting Applications D06-16-156 and D06-35-074, 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 all interested parties be notified of the of the Committee recommendation and Council decision.

CARRIED

5. DEPUTATIONS

The meeting recessed at 3:45 p.m. and reconvened at 3:51 p.m.

5.1 PC2017-05.5.1

Billy Tung
KLM Planning
Report PLAN2017-020
Relating to Item 7.1 on the Agenda

Mr. Tung spoke on behalf of the property owner. He presented one request from the developer regarding the possibility of entering a cost-sharing agreement with respect to the expansion of Brock Road. He responded to questions from the Committee.

Moved By Mayor Letham
Seconded By Councillor Veale

RESOLVED THAT the deputation of Billy Tung, KLM Planning, regarding Report PLAN2017-020, relating to Item 7.1 on the Agenda, be received.

CARRIED

6. CORRESPONDENCE

7. CITY OF KAWARTHA LAKES REPORTS

7.1 PLAN2017-020

Sherry Rea, Planning Officer
Applications for Official Plan and Zoning By-law Amendment together with a Draft Plan of Subdivision to permit a residential plan of subdivision consisting of 71 lots for single detached dwellings and 12 semi-detached dwellings (24 dwelling units) in the area of Dobson and Truax Streets, former Town of Lindsay, now City of Kawartha Lakes (2074161 ONTARIO LIMITED - MORNINGSIDE ACRES)

Ms. Rea advised that a public meeting for this application was held on April 1, 2015. She stated that the proposal is to permit a residential plan of subdivision in the area of Dobson and Truax Streets consisting of 71 lots for single detached dwellings which will have reduced front yard setbacks and increased lot coverage, 12 semi-detached dwellings (24 units) and will include various street extensions to provide connectivity with neighbouring developments. She highlighted 4 conditions requested by the developer including a cost-sharing agreement for road construction, removal of cul-de-sac requirements, amending

the lot counts, and specific provisions for a triangle shaped lot. She also noted that the plan does not allow a connection to Holtom Street due to grade issues identified by the Engineering Department. Staff respectfully recommends that the applications be forwarded to Council for adoption and approval. Ms. Rea, Ms. Sisson, and Mr. Holy responded to questions from the members of the Committee.

PC2017-021

Moved By Mayor Letham

Seconded By D. Girard

RECOMMEND THAT Report PLAN2017-020, respecting Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes and being vacant land in the area of Dobson and Truax Streets, Applications D01-15-001, D05-15-001, and D06-15-001, be received;

THAT a By-law to implement Official Plan Amendment Application D01-15-001 respecting, Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes, substantially in the form attached as Appendix “C” to Report PLAN2017-020 be approved and adopted by Council;

THAT Zoning By-law Amendment Application D06-15-001 respecting Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes, substantially in the form attached as Appendix “D” to Report PLAN2017-020, be approved and adopted by Council;

THAT the Draft Plan of Subdivision (16T-15501), Application D05-15-001, as shown on Appendix “B” and the conditions substantially in the form attached as Appendix “E” to Report PLAN2017-020, be approved and adopted by Council;

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 and agreements required by the approval of this application.

CARRIED

7.2 PLAN2017-023

David Harding, Planner I

An application to amend the United Townships of Laxton Digby and Longford Zoning By-law 32-83 to change the zone category on a portion of the property from Limited Service Residential (LSR) Zone to Limited Service Residential Exception Three (LSR-3) Zone to recognize lot frontage, area, and water setback/buffer requirements for the two lots to be created on the property identified as 7244 Highway 35 (MOORE)

Mr. Harding advised that this application was presented at the Public Meeting on February 8, 2017. At that time, comments were still outstanding from the Ministry of Transportation, and the comments from the Kawartha Region Conservation Authority had not been thoroughly reviewed. Since that time, their comments have been received and reviewed, and Mr. Harding advised they have no objections to the application. He stated that the application will improve lake health, as well as comply with the City of Kawartha Lakes Official Plan policies to naturalize shorelines. Staff respectfully recommended that the proposed zoning by-law amendment be forwarded to Council for adoption and approval.

PC2017-022

Moved By Councillor Veale

Seconded By Mayor Letham

RECOMMEND THAT Report PLAN2017-023, Part South Half of Lot 2, Concession 11, geographic Township of Laxton, "MOORE – Application D06-17-001", be received;

THAT a Zoning By-law Amendment respecting application D06-17-001, substantially in the form attached as Appendix "D" to Report PLAN2017-023, 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 Miller

Seconded By Councillor Veale

RESOLVED THAT the Planning Advisory Committee Meeting adjourn at 4:20 p.m.

CARRIED

Recommendations made at the May 3, 2017 Planning Advisory Committee Meeting:

PC2017-013

Moved By Councillor Junkin

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-014, respecting North West Bay Range, Part Lot 34, 57R-242 Part 12, 12A & 12B; 57R-9630 Part 1, geographic Township of Bexley, "ISNAR – Application D06-17-006", be received;

THAT a Zoning By-law Amendment respecting application D06-17-006, substantially in the form attached as Appendix 'D' to Report PLAN2017-014, 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.

PC2017-014

Moved By Mayor Letham

Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-018, respecting Concession 2, Part Lots 9 and 10, geographic Township of Ops, "BATL MANAGEMENT INC. – Application D06-17-011", be received; and

THAT Report PLAN2017-018 respecting Application D06-17-011 be referred back to staff to address the 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.

PC2017-015

Moved By Mayor Letham

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-021, respecting Part of Lot 10, North of Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes and municipally known as 8 Cambridge Street West, "2556568 Ontario Inc. - Application D06-17-013", be received;

THAT the Zoning By-law Amendment respecting Application D06-17-013 respecting Part of Lot 10, North Kent Street West, Town Plan, former Town of Lindsay, now City of Kawartha Lakes, and substantially in the form attached as

Appendix “F” to Report PLAN2017-021, be approved and adopted by Council;
THAT in accordance with Section 34(17) of the Planning Act, Council considers the change to the proposed Zoning By-law Amendment to be minor; and
THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this application.

PC2017-016

Moved By Mayor Letham

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-024, Part Lot 4, Concession 10, geographic Township of Fenelon, “INVERLOCHY CAPITAL GROUP LTD. – Application D06-17-010”, be received;

THAT a Zoning By-law Amendment respecting application D06-17-010, substantially in the form attached as Appendix “D” to Report PLAN2017-024, 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.

PC2017-017

Moved By Councillor Veale

Seconded By Councillor Macklem

RECOMMEND THAT Report PLAN2017-025, Part Lot 16, Concession 3, geographic Township of Ops, “TAYLOR – Application D06-17-012”, be received;

THAT a Zoning By-law Amendment respecting application D06-17-012, substantially in the form attached as Appendix “C” to Report PLAN2017-025, 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.

PC2017-018

Moved By Councillor Veale

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-026, respecting Part Lot 5, Concession 9 N ½ being Part of Part 1, Plan 57R-733 and Part 2, Plan 57R-1197, Geographic Township of Mariposa, “GRILLS – Applications D01-17-006 and D06-17-009”, be received; and

THAT upon receipt of further comments from the Ministry of Municipal Affairs on the application, and review by staff of those comments, that the Official Plan Amendment and Zoning By-law Amendment respecting applications D01-17-006 and D06-17-009 substantially in the form attached as Appendix 'F' (with further Staff modifications) to Report PLAN2017-026, 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.

PC2017-019

Moved By Councillor Miller

Seconded By Councillor Veale

RECOMMEND THAT Report PLAN2017-027, respecting Part Lot 1 Concession 10, geographic Township of Somerville, "STENDER – Application D06-17-014", be received;

THAT a Zoning By-law Amendment respecting application D06-17-014, substantially in the form attached as Appendix "D" to Report PLAN2017-027, 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.

PC2017-020

Moved By M. Barkwell

Seconded By Councillor Junkin

RECOMMEND THAT Report PLAN2017-029, respecting Part of Lot 12, and Lot 15, Plan 564 Concession 19, Geographic Township of Verulam and Concession 19, Lot 15, Plan 564, former Village of Bobcaygeon, "COMHOLD INVESTMENTS LTD. – Applications D01-16-156 and D06-35-074", be received;

THAT the Report PLAN2017-029 respecting Applications D06-16-156 and D06-35-074, 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 all interested parties be notified of the of the Committee recommendation and Council decision.

PC2017-021

Moved By Mayor Letham

Seconded By D. Girard

RECOMMEND THAT Report PLAN2017-020, respecting Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes and being vacant land in the area of Dobson and Truax Streets, Applications D01-15-001, D05-15-001, and D06-15-001, be received;

THAT a By-law to implement Official Plan Amendment Application D01-15-001 respecting, Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes, substantially in the form attached as Appendix “C” to Report PLAN2017-020 be approved and adopted by Council;

THAT Zoning By-law Amendment Application D06-15-001 respecting Part of Park Lots A, K, J, T, and All of Park Lot C and Part of Deane Street, Registered Plan No 8P, former Town of Lindsay, now City of Kawartha Lakes, substantially in the form attached as Appendix “D” to Report PLAN2017-020, be approved and adopted by Council;

THAT the Draft Plan of Subdivision (16T-15501), Application D05-15-001, as shown on Appendix “B” and the conditions substantially in the form attached as Appendix “E” to Report PLAN2017-020, be approved and adopted by Council;

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 and agreements required by the approval of this application.

PC2017-022

Moved By Councillor Veale

Seconded By Mayor Letham

RECOMMEND THAT Report PLAN2017-023, Part South Half of Lot 2, Concession 11, geographic Township of Laxton, “MOORE – Application D06-17-001”, be received;

THAT a Zoning By-law Amendment respecting application D06-17-001, substantially in the form attached as Appendix “D” to Report PLAN2017-023, 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.