

The Corporation of the City of Kawartha Lakes
Kawartha Lakes Municipal Heritage Committee Report
Report Number KLMHC2020-08

Meeting Date: March 5, 2020

Title: Rural Zoning By-law Consolidation

Description: Overview of the ongoing Rural Zoning By-law Consolidation

Ward Number: All

Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation(s):

That Report KLMHC2020-08, **Rural Zoning By-law Consolidation**, be received.

Background:

Currently, the City of Kawartha Lakes is in the process of updating and consolidating its zoning by-laws. At present, the City has 19 separate zoning by-laws for each of the former, pre-amalgamation municipalities and the Oak Ridges Moraine. These by-laws present a diverse set of zoning guidelines for different areas of the municipality and, because of their age, do not reflect current planning-related legislation and policy, both at the City and provincial level. The consolidation of the zoning by-laws will ensure that this part of the City's planning framework is consistent and current.

The project is being undertaken in two phases. The first phase will examine the 13 rural zoning by-laws and will consolidate all of the existing regulations into one document. This does not include the Oak Ridges Moraine Zoning By-law which will be reviewed separately. A second phase will address the by-laws for the five urban areas (Lindsay, Fenelon Falls, Bobcaygeon, Omemee, and Woodville).

Phase one examining the rural by-laws is currently underway. The process was initiated in March 2019 with the creation of the Rural Zoning Task Force. WSP Consultants, a planning consulting firm, was hired to undertake the project. Meetings with the Task Force, a staff Technical Committee and the public through public information sessions took place in summer and fall 2019.

On February 18, 2020, Planning Staff and representatives from WSP presented a report on the current status of the project to Council along with a draft discussion paper developed by WSP as a result of the initial consultation process and review of the existing rural zoning by-laws. The discussion paper identifies some key areas which have been raised as topics which need further discussion. These include agricultural and waterfront properties. It also provides an overview of legislative and policy direction and addresses the format of the future by-law to ensure that it is usable and accessible for City staff and members of the public.

The development of the by-law, including public consultation, is anticipated to continue throughout 2020 and 2021, with final presentation to Council in late 2021.

Rationale:

Zoning has the potential to impact heritage properties, both with regard to their development and use. Of the City's 81 Part IV designated properties, 19 are located in areas which will be covered by the consolidated rural zoning by-law. Any zoning changes will not affect the heritage attributes of a property but may have an impact on future development on these properties. The majority of the heritage resources which are currently designated in the municipality under both Part IV and Part V of the Act will be addressed in phase two which will review and update the urban settlement by-laws.

One of the points raised by the discussion paper was the impact of zoning on the character of hamlet areas within the municipality. Many of the municipality's hamlet areas contain a significant number of historic, but not designated, properties and possess a unique character because of their architectural types. It is recognized that this must be addressed within the zoning by-law, particularly with regard to maintaining main street character. This discussion will be particularly important with regard to historic properties which are not designated but possess character defining attributes of the City's hamlets. Staff will be providing input on this discussion point to ensure that zoning regulations in hamlet areas supports their current historic character.

Currently, the draft discussion paper and associated staff report are available on the City's website. Committee members may want to review the document to inform themselves regarding the current status of the project and the key discussion points identified in the report. There is also a comment form to gather public input on the discussion paper to assist the municipality as it begins to prepare the draft By-law over the coming months. Commenting is open until March 15, 2020.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial implications as a result of the recommendations of this report.

Consultations:

N/A

Attachments:

Appendix A: Link to the Draft Discussion Paper –
<https://www.kawarthalakes.ca/en/business-growth/resources/Zoning-By-law-Project/2020.01.20-Discussion-Paper---Final-Draft.pdf>

E-Mail: eturner@kawarthalakes.ca

Phone: 705-324-9411 ext. 1366

Department Head: Chris Marshall, Director of Development Services