

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

PC2020-03
Wednesday, July 15, 2020
1:00 P.M. – Electronic Public Participation
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Deputy Mayor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Tammy Smith
Jason Willock

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1. Call to Order and Adoption of Agenda

Chairperson Deputy Mayor O'Reilly called the meeting to order at 1:10 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and A. Veale and M. Barkwell, T. Smith, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts was also in attendance. Attending electronically was Manager of Planning R. Holy, Manager of Policy Planning L. Barrie, Supervisor of Development Engineering C. Sisson, Planning Officer - Large Developments I. Walker, and Planners II A. Kalnina and M. LaHay.

Absent: T. Smith

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present, and noted that members of the Public were invited to participate electronically, as well as watch a livestream of the meeting online.

PAC2020-012

Moved By Councillor Veale

Seconded By M. Barkwell

That the agenda for the Wednesday, July 15, 2020 Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting Reports

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

3.1 PLAN2020-021

Mark LaHay, Planner II

An application to amend the Village of Woodville Zoning By-law 1993-9 on land

described as Part of Lot 6, Concession 15 being Part Block M, Plan 119, Part 1, RP 57R-6698, former Village of Woodville, known as 99 Agnes Street - Teel

3.1.1 Public Meeting

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 500 metres of the rural area, and 120 metres of the urban area, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the subject land from the Rural General Exception One (A1-1) Zone on the rear portion of the property and the Residential Type One (R1) Zone on the front portion of the property to a Residential Type One Exception (R1-*) Zone to permit an accessory building on the rear portion of the property with a building height of approximately 5.5 metres. The effect of the amendment is to rezone the property to permit a residential accessory building (garage) on the rear portion as an accessory use to the existing dwelling on the subject land and to establish appropriate development provisions. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the Kawartha Lakes Official Plan. Mr. LaHay summarized the comments received to date, as detailed in his report, noting no additional comments were received subsequent to the writing of the report. Staff are recommending that the application be referred to Council for approval.

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

Kent Randall of EcoVue Consulting spoke as applicant on behalf of the owner, and stated that the Teels are seeking to build a garage, and the split zoning prevented them from doing so. They are seeking a consistent zoning over the whole property today.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:18pm.

3.1.2 Business Arising from the Public Meeting

PAC2020-013

Moved By Councillor Veale

Seconded By M. Barkwell

That Report PLAN2020-021, respecting **Part of Lot 6, Concession 15 being Part Block M, Plan 119, Part 1, RP 57R-6698, former Village of Woodville, Application D06-2020-005**, be received; and

That a Zoning By-law, respecting application D06-2020-005, substantially in the form attached as Appendix D to Report PLAN2020-021 be approved for adoption by Council; and

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

Carried

3.2 PLAN2020-022

Mark LaHay, Planner II

An application to amend the United Townships of Laxton, Digby and Longford Zoning By-law 32-83, on land described as Part Lot 1, Concession 11, Parts 1-4, Plan 57R-8375, geographic Township of Laxton, known as 7178 Highway 35 - Koster, Sullivan and Ryall

3.2.1 Public Meeting

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 500 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the subject land from the Commercial Recreation (C3) Zone to Commercial Recreation Exception (C3-*) Zones as a condition of the approval of a Consent application to sever the south portion of the subject lands to consolidate with the abutting commercial recreation lands adjacent to the shoreline. The effect of the zoning amendment is to recognize that the severed and consolidated parcel does not have direct frontage on a public street and, to permit development, it will rely on an existing access easement through the

retained lands with an existing frontage along Highway 35 of approximately 11.56 metres. In addition, a reduced minimum interior side yard setback along the new boundary line will be recognized for the existing 2-storey dwelling on the severed land and for the existing 1-storey dwelling and cottage cabins on the retained land of the Consent application. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the Kawartha Lakes Official Plan. 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 Ministry of Transportation stating that they had no objections as the severance does not result in new frontage on Highway 35, and that the existing entrances will be used. Staff are recommending that the application be forwarded to Council for approval. He responded to questions from Committee members.

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

Ashlyn Kennedy from EcoVue Consulting Inc. spoke on behalf of the applicant and the owner, and stated that the rezoning was a condition of the consent. She stated that the purpose was to separate the tourist commercial uses from the uses of the resident on the land. She made herself available for any questions from the members of the committee.

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

P. Ryall was participating electronically in the meeting, however did not speak to the application.

No other persons spoke to the application.

The Public Meeting concluded at 1:26pm.

3.2.2 Business Arising from the Public Meeting

PAC2020-014

Moved By Councillor Seymour-Fagan

Seconded By J. Willock

That Report PLAN2020-022, respecting **Part Lot 1, Concession 11, Parts 1-4, Plan 57R-8375, geographic Township of Laxton, Application D06-2020-006**, be received; and

That a Zoning By-law, respecting application D06-2020-006, substantially in the form attached as Appendix D to Report PLAN2020-022 be approved for adoption by Council; and

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

Carried

3.3 PLAN2020-023

Ian Walker, Planning Officer - Large Developments

Applications to amend the City of Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 on land described as 57R-7429 Parts 1 and 2; Part of Lot 16, Concession 4, geographic Township of Ops known as 2133 Little Britain Road - 2548346 Ontario Inc.

3.3.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law amendments. 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 500 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the land use designation from the 'Industrial' designation to the Highway Commercial designation with a special policy to maintain the existing abattoir use; and to change the zone category from the Agricultural Support (AS) Zone to the Highway Commercial Exception ** (CH-**) Zone to permit a range of highway commercial uses appropriate for the site, along with continued permission of the abattoir use. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the Kawartha Lakes Official Plan. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the initial writing of the report additional comments were received from the City's Part 8 Sewage Division who noted no objections or concerns. Staff are recommending that the application be referred back to staff for further review. He responded to questions from Committee members.

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

Kevin Duguay of KMD Community Planning spoke as the applicant, and on behalf of the owner. He thanked Mr. Walker for the report, and noted that this application is good news for the community as a business is expanding, and will provide an employment opportunity. He noted no access would be needed from Highway 7, and that the existing abattoir use would be retained with some enhancements that would be identified in the site plan process. Two new additional buildings would also be proposed, each with their own septic facility that will match the occupancy of the buildings. He stated that they held an Open House for the community, attended by 20 members of the public, who largely expressed concerns about the Highway 7 corridor improvements. He concluded that since no commenting agencies had addressed any concerns, he and the owner were seeking implementing by-laws to be approved at the next Council Meeting.

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

Andy Svetec, owner of the property stated he was present, and was satisfied with the presentation of Mr. Duguay.

No other persons spoke to the application.

The Public Meeting concluded at 1:37pm.

3.3.2 Business Arising from the Public Meeting

PAC2020-015

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2020-023, **57R-7429, Parts 1 and 2; Part of Lot 16, Concession 4, Geographic Township of Ops, 2548346 Ontario Inc. – Applications D01-2020-002 and D06-2020-007**, be received;

That an Official Plan Amendment respecting application D01-2020-002, be prepared, approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2020-007, be prepared, 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. Deputations

5. Correspondence

6. City of Kawartha Lakes Reports

6.1 PLAN2020-014

Anna Kalnina, Planner II

Provincial Policy Statement 2020 Information Report

Ms. Kalnina presented an overview of her report highlighting the changes to the Provincial Policy Statement enacted in May of this year. She noted a comprehensive review would be required of City Plans and Policies to ensure that they conform with the new Provincial Policy Statement by 2022. She responded to questions from the members of the committee.

PAC2020-016

Moved By M. Barkwell

Seconded By Councillor Veale

That Report PLAN2020-014, **Provincial Policy Statement 2020 Information Report**, be received.

Carried

7. Adjournment

PAC2020-017

Moved By Councillor Veale

Seconded By J. Willock

That the Planning Advisory Committee Meeting adjourn at 1:52 p.m.

Carried