

**The Corporation of the City of Kawartha Lakes
Planning Advisory Committee Report**

Report Number PLAN2020-032

Meeting Date: August 12, 2020

Public Meeting

Title/Description: Applications for Zoning By-law Amendment to amend the Village of Bobcaygeon Zoning By-law 16-78 and a Draft Plan of Condominium to permit a residential condominium development consisting of 48 townhouse dwelling units on a common elements condominium road accessed from Lakewood Crescent, former Village of Bobcaygeon, now City of Kawartha Lakes (Port 32 Inc.)

Ward Number: 2 - Bobcaygeon

Author and Title: Mark LaHay, Planner II

Recommendation(s):

That Report PLAN2020-032, respecting Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, former Village of Bobcaygeon, “Port 32 Inc. – Applications D06-17-028 & D04-17-001”, be received; and

That the applications respecting the proposed Zoning By-law Amendment and the Draft Plan of Condominium be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The initial statutory public meeting was held by the Planning Advisory Committee on November 8, 2017, which adopted the following recommendation:

PC2017-045

Moved By Councillor Junkin

Seconded By Councillor Macklem

Recommend That Report PLAN2017-065, respecting Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, former Village of Bobcaygeon, “Frederick G. Reynolds Inc. – Applications D06-17-028, D05-17-004 & D04-17-001”, be received; and

That the applications respecting the proposed Zoning By-law Amendment, together with the Draft Plan of Subdivision and Draft Plan of Condominium be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing.

Carried

At the Council Meeting of November 14, 2019, Council adopted the following resolution:

CR2017-978

Moved By Councillor O'Reilly

Seconded By Councillor Veale

Resolved That the Minutes of the November 8, 2017 Planning Advisory Committee Meeting be received and the recommendations be adopted.

Carried

Notwithstanding the above direction, this report addresses the revised applications for Zoning By-law Amendment and Draft Plan of Subdivision that were submitted as the new owner has acquired the property and revised the number and configuration of the proposed dwelling units. Therefore, another public meeting is required to consider the amended proposal.

The original proposal was to permit a residential plan of subdivision consisting of 7 lots for single detached dwellings with frontage on Lakewood Crescent, and one block for the residential condominium plan consisting of 24 semi-detached and 2 single detached units fronting onto a common elements condominium road accessed from Lakewood Crescent.

The revised proposal is to permit a medium density residential plan of condominium consisting of 48 townhouse dwelling units arranged in 8 bungalow townhouse blocks fronting onto a common elements condominium road accessed from Lakewood Crescent. There will be no regular access from Austin Boulevard; only emergency access via a gate. The proposal will be developed on full municipal services. The Zoning By-law Amendment proposes to rezone the land from the “General Industrial (M2) Zone” to an “Urban Residential Type Four Exception (R4-*)” to permit 48 townhouse dwelling units with site specific zone provisions.

Owners: Port 32 Inc. (formerly Fredrick G. Reynolds Holdings Inc.)
Applicant: TD Consulting Inc. – Tom deBoer
Legal Description: Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, former Village of Bobcaygeon
Designation: “Urban”, on Schedule A-2 of Victoria County Official Plan.
Zone: “General Industrial (M2) Zone” on Schedule ‘A’ of the Village of Bobcaygeon Zoning By-law No. 16-78
Lot Area: 1.692 ha. [4.18 ac. – MPAC]
Site Servicing: Proposed municipal water and sanitary sewer, drainage swales and storm sewers
Existing Uses: Vacant Industrial Land/Prior Storage Buildings
Previous Uses: Small household appliances manufacturing, construction storage and woodworking activities
Adjacent Uses: North: Lakewood Crescent/Low Density Residential
East: Austin Boulevard/Apartment/Condo/Residential
South: River Park Drive/Open Space/Bobcaygeon River
West: Industrial/Commercial/Public Use (Forbert Memorial Pool)

Rationale:

The property is located on the south side of Lakewood Crescent, south of a single-detached residential subdivision, and is on the west side of Austin Boulevard and the north side of River Park Drive (see Appendix ‘A’). The owners propose a residential plan of condominium consisting of 48 townhouse dwelling units in 8 bungalow townhouse blocks on a common elements condominium road accessed from Lakewood Crescent (see Appendices ‘C’ and ‘D’). The proposed development will be on full services. Municipal water, sanitary sewer and storm sewers are to be provided. There will be no regular access from Austin Boulevard; only emergency access via a gate near the southeast portion of the site. An amendment to the Zoning By-law is necessary to permit the residential use, along with a plan of condominium.

The applicant has submitted the following reports and plans in support of the revised applications, which have been circulated to various City Departments and commenting agencies for review.

1. Planning Rationale Report prepared by Design Plan Services Inc., dated March 2020. The report discusses and assesses the proposal in context of the 2014 Provincial Policy Statement (PPS), 2019 Growth Plan, the Victoria County Official Plan, the City of Kawartha Lakes Official Plan and Bobcaygeon Secondary Plan, and the Village of Bobcaygeon Zoning By-law.
2. Addendum to Planning Rationale Report prepared by Design Plan Services Inc., dated July 29, 2020. This addendum updates the previously submitted Planning Rationale Report in relation to the policies of the now in-effect 2020 PPS.
3. Urban Design Analysis, prepared by Design Plan Services Inc. and Hunt Design Associates Inc., dated June, 2020. This document provides details on the urban design, built form and landscape features.
4. Karst Topography Assessment Letter Report prepared by GHD dated March 30, 2017. The report suggested other development in the immediately surrounding land has used a successful construction approach and provided four recommendations that are relevant to addressing any potential presence of shallow karst bedrock within the building footprint during construction.
5. Phase One and Phase Two Environmental Site Assessment Reports prepared for Port 32 Inc. by GHD, dated February 5, 2020. Based on the Phase Two ESA, there is a low level of concern from an environmental perspective and a Record of Site Condition (RSC) can be filed for the subject project for the change in land use from commercial to residential.
6. Stage 1 and 2 Archaeological Assessment prepared for Marshall Homes by ASI Archaeological & Cultural Heritage Services dated July 27, 2016. The report identifies and evaluates the proposal with respect to archaeological resources. The report acknowledged that during the course of the survey, no archaeological resources were encountered and recommended that no further archaeological assessment of the property is required.
7. Letter from Ministry of Tourism, Culture and Sport dated August 9, 2016 acknowledging the above-noted Archaeological Assessment being entered into the Ontario Public Register of Archaeological Reports.
8. Building Elevations and Floor Plans prepared for Marshall Homes prepared by Hunt Design Associates Inc., dated July 2019.

9. Topographic Plan prepared by Coe Fisher Cameron, Ontario Land Surveyors dated May 30, 2018
10. Conceptual Site Plan prepared by TD Consulting Inc., revise dated March 17, 2020.
11. Proposed Draft Plan of Condominium prepared by Coe Fisher Cameron, Ontario Land Surveyors dated June 25, 2020
12. Traffic Impact Study Addendum prepared for Port 32 Inc. Marshall Homes by Trans-Plan Transportation Inc., dated December 2019. The study suggests that for the 2030 horizon, the study area intersections are expected to operate acceptably without the need for roadway improvements to accommodate the subject site. A review of the site circulation demonstrates all design vehicles can properly circulate without conflict. The proposed parking meets the zoning by-law requirements. The study recommended that the proposed development could proceed without any further improvements to the surrounding area.
13. Functional Servicing Report prepared by Engage Engineering Ltd., and Lakeview Engineering Inc., dated October 2019. The report examines municipal water and sanitary servicing options for the property as well as stormwater management. The report concludes that there is sufficient servicing capacity within the treatment plants to connect the proposed development to municipal water and wastewater services. Stormwater quantity control is not required due to the proximity of the receiving downstream waterbody, being the Little Bob Channel and Pigeon Lake. Quality control measures include a treatment train, low impact development (LID) approach, including the implementation of a bioretention cell and an oil/grit separator.
14. Conceptual Cost Estimate prepared for Port 32 Inc., by Lakeview Engineering Inc., dated March 2020.

All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. Staff has reviewed the Planning Rationale Report and Addendum that was prepared and filed in support of the applications and generally accepts the planning rationale provided in the context of the relevant Provincial and City of Kawartha Lakes policies and plans. Staff recommends that the applications be referred back to Staff until such time as commenting Agencies and City Departments have submitted comments.

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan):

The Growth Plan (GP) provides that growth should be directed towards settlement areas, and utilizes existing or planned infrastructure. The proposed development will provide infill residential development on full municipal services and be located within the Bobcaygeon settlement area. The GP envisions

increasing intensification of the existing built-up area and providing a diverse range and mix of housing options. This application facilitates the efficient use of existing infrastructure within a designated settlement area and contributes to the achievement of complete communities and compact built form.

As the subject land is considered within a settlement area, the Natural Heritage System policies of the Growth Plan do not apply.

Therefore, these applications appear to conform to the policies of the Growth Plan.

Provincial Policy Statement, 2020 (PPS):

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns. Settlement areas are the focus of growth, including redevelopment which utilizes existing or planned infrastructure.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, outlines in Section 1.1.1 how healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, parks and open space, and other uses to meet long-term needs;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3 Settlement Areas, states that it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces and ensure effective use of infrastructure and public service facilities.

Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

- e) support active transportation;

Section 1.1.3.3 directs Planning authorities to identify locations and promote opportunities to accommodate a significant supply and range of housing options through intensification and redevelopment in taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The proposed development for intensification and redevelopment occupies a brownfield site and will utilize existing municipal infrastructure.

The Housing policies of Section 1.4.3 state that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities in areas where it exists or is to be developed;
- f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Development and site alteration shall also be directed in accordance with the policies of Section 2 and 3 of the PPS. The PPS prohibits development and site alteration on lands adjacent to natural heritage features, unless it has been demonstrated there will be no negative impacts on the natural features or their ecological functions. The proposed development does not appear to be within or adjacent to any natural heritage features as identified in Section 2 of the PPS, and does not appear to be located within any natural hazards, as identified in Section 3 of the PPS. Previously, the Kawartha Region Conservation Authority (KRCA) did not have any concerns with natural heritage or natural hazards. In relation to Section 3, the GHD Consultant's Report stated that with the exception of the southern portion of the site, the site inspection yielded no visual indicators of karst topography (i.e. sink holes, depressions, open fractures, disappearing streams) and provided recommendations to follow related to construction of foundations for the proposed development. This Karst Topography Assessment has been submitted which has been circulated to the KRCA for review and comment. Also, in relation to Section 3, a Phase One and Two Environmental Site Assessment (ESA) has been circulated for review and comment in relation to Human-Made Hazards. Based on the information in the Phase Two ESA, there

is a low level of concern from an environmental perspective and a Record of Site Condition (RSC) can be filed for the subject project for the change in land use from the former light industrial to residential. In this regard, an acknowledgement letter was received from the Ministry of Conservation, Environment and Parks (MECP) dated June 16, 2020 confirming the filing of the RSC.

Subject to confirmation from the relevant Departments and Agencies, these applications appear to be consistent with the PPS.

Official Plan Conformity:

The “Urban” designation in the Victoria County Official Plan (VCOP) applies to this property as the policies in the proposed “Urban Settlement Area” designation in the City of Kawartha Lakes Official Plan (CKLOP) and the “Residential” designation in the Bobcaygeon Secondary Plan (SP), are both subject to appeal to the Local Planning Appeal Tribunal. The Urban designation permits all types of residential uses and densities; however, low density shall predominate. Single detached and semi-detached dwellings are considered a low density form of development, while medium density permits development in the form of row or cluster dwellings and apartments. In this case, the density shall not exceed 35 units per net hectare. The proposed density on the subject land, being approximately 29 units per net hectare, falls within the medium density range and conforms to the density policies in the VCOP, and is in keeping with the general policies of the proposed CKLOP and SP for residential use of land within the settlement area of Bobcaygeon.

Sections 3.2.5 and 4.4.3 of the Victoria County Official Plan (VCOP) states that affordable housing will be encouraged. At this point, the applicant has not demonstrated that a portion of the proposed residential development will be affordable or provided justification if not. Staff are reviewing the Housing Affordability policies in the Official Plan; however, implementation may be at the discretion of Council in the interim prior to a housing strategy being in place. The type of housing proposed in the form of townhouses provides more density, which is supported by the housing policies in the PPS.

Zoning By-Law Compliance:

The subject land is zoned “General Industrial (M2) Zone” in the Village of Bobcaygeon Zoning By-law 16-78. The applicant has submitted a Zoning By-law Amendment application for consideration which proposes to rezone to an Urban Residential Type Four Exception (R4-*) Zone, to permit a 48 medium density residential townhouse dwelling units with site specific provisions relating to minimum lot area, lot frontage, front, rear, interior or exterior side setback and maximum lot coverage on the subject lands.

With respect to the rezoning application, the owner/applicant has also expressed interest in pursuing a Minister's Zoning Order (MZO) for the subject property. A MZO controls the use of land and sets specific requirements for new development, such as minimum lot sizes, frontage, access and servicing requirements. If Council agrees with this approach, it would be processed by the Province and would not be subject to appeal.

The draft zoning by-law provided in this regard appears to have been structured to provide specific zoning provisions related to the ownership of each condominium unit and its respective front and rear yard amenity space and not to the entire lot as a whole. More detail is required to determine the minimum lot area specified for each unit. Also, certain encroachments (i.e. decks, covered porches, etc.) are permitted within any minimum yard setback, but the provision does not state the allowable extent of permitted encroachment. A maximum number of dwelling units should also be specified. Furthermore, the permitted use should state townhouse dwellings, which is a defined term under the Village of Bobcaygeon Zoning By-law 16-78. Staff is further reviewing the site specific zoning by-law provisions applicable to the proposed development.

Other Alternatives Considered:

No other alternatives other than the previous proposal have been considered.

Financial/Operation Impacts:

There are no financial/operational considerations unless Council's decision to adopt or its refusal to adopt the requested amendment and the Draft Plan Approval request is appealed to the Local Planning Appeal Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendations To The 2020 - 2023 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Priorities:

- Priority 1 – A Vibrant and Growing Economy
- Priority 2 – An Exceptional Quality of Life
- Priority 3 – A Healthy Environment
- Priority 4 – Good Government

These applications align with the Vibrant and Growing Economy priority by increasing the supply of new housing options to attract new residents in the City of Kawartha Lakes. They align with the Healthy Environment priority by promoting sustainable development through the utilization of Low Impact Development (LID) techniques where possible.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City. The accessibility standards established in the Building Code will be shown on the subsequent construction drawings through the site plan approval process, which must be approved by the City prior to the issuance of a building permit.

Servicing Comments:

The Functional Servicing Report was circulated to the Engineering and Corporate Assets Department for review and comment. This report confirms that the subject lands are serviceable with sufficient capacity within the existing municipal infrastructure; however, this will need to be confirmed by the City's Engineering and Public Works Divisions.

Consultations:

Notice of this application was circulated to persons within a 120 metre radius, agencies, and City Departments which may have an interest in the application. A Public Meeting for the original applications was held on November 8, 2017. To date, we have received the following comments:

Public Comments (Original Proposal):

As of the time of writing the original report, no public comments were received.

Subsequent to the report, comments were received from W. Hartigan, a resident at 10 Mill Street who was concerned regarding the potential traffic impacts and traffic flows and vehicle speeds in the area.

Agency Review Comments (Original Proposal):

On October 19, 2017, Enbridge Gas Distribution advised they do not object to the proposed applications and advised they do not presently have gas piping within the immediate area.

On October 20, 2017, Canada Post Corporation advised that the community mailbox location is satisfactory and requested occupancy dates when available along with civic addresses.

On October 26, 2017, the Chippewas of Rama First Nation advised that they reviewed the Notice of Applications and have shared it with Council and forwarded the information to the Williams Treaties First Nation Process Coordinator/Negotiator should any further action be required.

On October 31, 2017, Hydro One advised they have reviewed the submission relating to the applications and have no comments or concerns.

On December 5, 2018, the Engineering and Corporate Assets Division provided a detailed response in relation to the applications and within their general comments advised at this time they did not support the Zoning By-Law Amendment and indicated that a Phase 2 Environmental Site Assessment is required before a Record of Site Condition is available. Engineering also identified that the City requires a Block of land, for the existing servicing infrastructure to Forbert Memorial Pool, for operations and maintenance purposes. They also advised that the engineering design must identify water, sanitary and storm service laterals, service lateral separation distances, setbacks, existing infrastructure, etc. to ensure there are no conflicts, and compliance with MOECC requirements. Furthermore, a Composite Utility Plan was requested to confirm how the existing utility infrastructure (i.e. overhead hydro and telephone) will be addressed. The balance of the Engineering comments below pertains to water and sanitary servicing, stormwater infrastructure and traffic.

With respect to water and sanitary servicing, Engineering required that servicing for the proposed 7 lots shall be from existing municipal infrastructure fronting the proposed lots on Lakewood Crescent with individual water and sanitary service lateral connections from the main while one domestic water connection and one sanitary service is permitted for the condominium Block. Internal water servicing should be looped. Engineering also advised that Fire service water connections must be a separate service lateral connected at the main, independent from the domestic water service lateral, and appropriately sized by the consulting engineer and hydrants required for fire protection for the condominium must be identified as private infrastructure and installed within the private property. They also noted that the topographic survey identifies water valves that exist on the proponent's property outside of the existing easement. All existing municipal infrastructure must be captured within the required Block, to be conveyed to the City. Other sanitary services comments related to the confirming the extent of existing sanitary infrastructure as well as providing appropriate maintenance inspection locations.

With respect to stormwater, Engineering advised that infrastructure serving the proposed condominium block and proposed private lots is identified to be installed within the Austin Boulevard right of way (enhanced grass swale), whereas the stormwater management (quality and quantity control) must be addressed within the private site. Additional comments were provided regarding storm infrastructure maintenance inspection locations and a detailed engineering design is required for proposed culvert installations on Lakewood Crescent as well as a detailed engineering design is required for storm sewer infrastructure proposed to be installed within the Austin Boulevard right of way, including a Plan

& Profile for Austin Boulevard. A Ministry of the Environment and Climate Control (MOECC) Environmental Compliance Approval (ECA) is required.

With respect to traffic, Engineering recommended one site access from a municipal road (i.e. Lakewood Crescent), and that laneways are looped internally. Alternatively, if access is also proposed on Austin Boulevard, Austin Boulevard must be upgraded to current municipal standards. A detailed engineering design is required, including a plan and profile which addresses infrastructure to be installed and the proposed storm outlet. Engineering requires confirmation from the City's Emergency Services departments regarding site access and emergency access requirements and a detailed engineering design is required for all proposed entrances to the site.

On December 12, 2017, the Kawartha Region Conservation Authority (KRCA) provided a detailed response and in summary advised that while they have no concerns regarding the development as it pertains to natural hazards (karst) and natural heritage features, additional information is required regarding stormwater management and erosion and sedimentation control, prior to staff being in support of the application.

On March 21, 2018, the Building Division noted no concerns with the applications.

On March 28, 2018, the Community Services Department advised they would support a connecting link/walkway to the Forbert Memorial Pool from the proposed condominium roadway. Further information would be required with respect to location, construction type and future maintenance including winter control measures.

On March 28, 2018, the Fire Department advised of the following comments relating to the applications including requiring a minimum 6 metre clear width for emergency vehicles, centreline radius to be not less than 12 metre road network to be designed to support emergency vehicle loads and guarantee all-weather accessibility, access to Austin Boulevard preferred over a turnaround/dead end, fire route signage, maintenance agreement for access to Austin Boulevard and information regarding servicing and fire hydrant layout.

Public Comments (Revised Proposal):

On July 17, 2020, M. and C-A. Sones, who reside at 41 South Harbour Drive advised they want to make some proposals regarding the aesthetics to ensure that their view from their back yard is not adversely affected. They are also concerned about what the plan is for the Osprey nest, which is presently located on or about the location of Unit 39 or 40 of the Site Plan. On July 29, 2020, they also asked if the plan is to build a wall around the development as a divider

between the City's road allowances and the condominium property. They requested further information about the hydro, phone and cable services which are above ground on the south side of Lakewood Crescent, and which service properties farther to the east of the proposed development.

On July 30, 2020, M. Groat, a resident of 29 Lakewood Crescent (Unit 211) inquired whether there will only be one access to the development from Lakewood Crescent and to confirm there would not be an access from Austin Boulevard. In addition, as there was a requirement to satisfy landscaping requirements from the Port 32 residents that live across the road when the 29 Lakewood Crescent was developed/built, he asked if there is a current landscaping plan available for review/discussion to ensure that the appropriate tree/shrub planting takes place to provide for suitable separation given the entire site field of trees was removed last fall. Lastly, he was concerned about the amount of construction traffic along Lakewood Crescent once development begins and currently Lakewood Crescent is in very bad shape with regards to road deterioration, potholes, etc. He inquired as to what are the plans to maintain the road during the construction period and to repair it adequately once all construction activity finishes and 48 additional residential owners start to travel the roadway.

These comments are being forwarded to the applicant and/or City Departments for review.

Agency Review Comments (Revised Proposal):

On July 21, 2020, the Building Division advised that they have no concerns with the applications. They reserve the right to more detailed review at time of site plan circulation and site servicing permit.

Development Services – Planning Division Comments:

The applications for Zoning By-law Amendment and Draft Plan of Condominium appear to conform to the Growth Plan and subject to further confirmation from relevant Departments and/or Agencies, appear to be consistent with the Provincial Policy Statement. Staff is also further reviewing the applicable policies of the Official Plan. The appropriate background studies in support of the applications have been submitted and circulated to the appropriate agencies and City Departments for review and comment.

A number of design elements can be addressed at the site plan approval stage, including but not limited to parking areas and driveways, building elevations, amenity spaces, pathways, landscaping, buffer areas and fencing and lighting.

At this time, comments have not been received from all circulated agencies and City Departments. Therefore, Staff recommends the applications be referred

back to staff until such time as commenting agencies and/or City Departments have submitted comments, and any concerns have been addressed.

Conclusion:

In consideration of the comments and issues contained in this report, Staff respectfully recommend the applications for the proposed Zoning By-law Amendment along with the Draft Plan of Condominium 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 agency and public comments and concerns have been addressed.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Mark LaHay, Planner II, (705) 324-9411 ext. 1324.



Appendix 'A'
PLAN2020-032.pdf



Appendix 'B'
PLAN2020-032.pdf



Appendix 'C'
PLAN2020-032.pdf



Appendix 'D'
PLAN2020-032.pdf

Appendix 'A' – Location Map
Appendix 'B' – Aerial Photograph
Appendix 'C' – Concept Site Plan
Appendix 'D' – Proposed Draft Plan of Condominium

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director of Development Services

Department File: D06-17-028 & D04-17-001