

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

PC2021-01
Wednesday, January 13, 2021
1:00 P.M.
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
Jason Willock

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1. Call to Order and Adoption of Agenda

1.1 Call to Order

Deputy Clerk & Recording Secretary J. Watts

Deputy Clerk and Recording Secretary J. Watts called the meeting to order at 1:00 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, Councillors K. Seymour-Fagan, and A. Veale and M.Barkwell and J. Willock were in attendance.

Director of Development Services C. Marshall, Manager of Planning R. Holy, Supervisor of Development Engineering C. Sisson, and Planner II J. Derworiz, were also in attendance.

Mr. Watts welcomed all in attendance and opened the meeting by describing the process for the appointment of the Chair and Vice-Chair including a brief description of the roles.

1.2 Appointment of the Chair and Vice-Chair

Deputy Clerk and Recording Secretary J. Watts called for the nominations for the position of Chair.

Councillor Veale was nominated.

Mr. Watts called a second time for nominations for the position of Chair.

Mr. Watts called for a third and final time for nominations for the position of Chair.

Mr. Watts declared nominations for the position of Chair for the Planning Advisory Committee closed.

Mr. Watts asked Councillor Veale if he wished to let his name stand for Chair of the Planning Advisory Committee. He consented to the nomination.

Mr. Watts declared Councillor Veale as Chair of the Planning Advisory Committee.

Mr. Watts called for the nominations for the position of Vice-Chair.

Deputy Mayor O'Reilly was nominated.

Mr. Watts called a second time for nominations for the position of Vice-Chair.

Mr. Watts called for a third and final time for nominations for the position of Vice-Chair.

Mr. Watts declared nominations for the position of Vice-Chair for the Planning Advisory Committee closed.

Mr. Watts asked Deputy Mayor O'Reilly if he wished to let his name stand for Vice-Chair of the Committee. He consented to the nomination.

Mr. Watts declared Deputy Mayor O'Reilly as Vice-Chair of the Planning Advisory Committee.

PAC2021-001

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Vice-Chair O'Reilly preside as Acting Chair for the Planning Advisory Committee of January 13, 2021

Carried

The Vice-Chair thanked the members of the committee for the opportunity to serve as Vice-Chair, and congratulated Councillor Veale on his appointment as Chairperson for the Committee.

1.3 Adoption of the Agenda

PAC2021-002

Moved By Councillor Seymour-Fagan

Seconded By M. Barkwell

That the agenda be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

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 PLAN2021-002

Applications to amend the Kawartha Lakes Official Plan and Township of Emily Zoning By-law 1996-30 at the property described as Part Lot 19, Concession 3, geographic Township of Emily, identified as 689 Cottingham Road - Grass> Jonathan Derworiz, Planner II

3.1.1 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. Derworiz confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to establish a recreational trailer sales and storage use on the subject property within an existing detached accessory building. Trailer sales offices and display models would be located within the accessory building while storage of trailers would be outdoors. Approximately 0.20 hectares of the 39.66-hectare site would be utilized for the proposal with the balance of the site continuing to be used for agriculture and residential. He stated that further review (including a requested Agricultural Brief) is necessary to establish consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Derworiz 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 following individuals:

- Abigail Harrison-Kong
- Alexander Robinson
- Allan Mills
- Andrew and Sonja Ellis
- Angela Cook
- Blair and Nancy Paish
- Brett and Pam Tregunno
- Bridget Kelley
- Bruce and MaryAnne Hoyle
- Carl and Carolyn Bishton
- Craig Andrew
- Chad Hope
- Darlene Callan
- Darren Barker
- David Windrem
- Deborah and Mark Carew
- Donna McDonald
- Douglas Howden

- Evelyn Doleman
- Evelyn Linton
- Floyd and Marilyn Pehlemann
- Gail Battelle
- Hugh and Becky Fife
- Jean and Chuck Rendell
- Jeff and Barb Vissers
- Joe Greer
- John and Carole Fair
- John Hope
- John Young
- Julie and Tyler Burch
- Ken Behan
- Linda McLean
- Lisa Collison
- Mark Atherly
- Mike Johnson
- Nancy Evans
- Randy Clement
- Ric Snudden
- Sheldon and Lynn Bongard
- Shirley M. Fife
- Stefan McDonald
- Steve Smith
- Tracy Doyle
- Trisha West
- Wylene Lucas

He summarized the comments in opposition noting the following themes:

- Current state of Cottingham Road and Orange Corners Road, and concerns about increased traffic
- Roadside parking near the Trans-Canada Trail entrances on the area roads and the driveway to the site
- Roadside pedestrian and cycling safety
- Concerns about proposing a commercial use in an agricultural area

Staff are recommending that the application be referred back to staff to address issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all

circulated agencies and City departments, and that any comments and concerns have been addressed. Mr. Derworiz and Mr. Marshall responded to questions from Committee members.

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

Kent Randall of EcoVue Consulting spoke on behalf of the applicant. He clarified the proposal stating that the application would permit an enhanced start-up home-based business. He stated that the trailer sales business has met all five criteria for an on-farm diversified use, and did not believe an agricultural brief should be required for approval. He addressed the public opposition stating that, no agricultural land would be taken out of service, that the business may increase traffic on Cottingham Road by 4-5 vehicles per day, and that trees and vegetation would block the view of the business to most other area residents. Mr. Randall, and owner, Mr. Grass, responded to questions from the members of the Committee.

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

Hugh Fife of 796 Cottingham Road spoke as a third generation landowner on Cottingham Road, and stated that he is requesting that the application be sent back to staff for further review. He summarized his correspondence submitted to the Committee, noting that there are two other recreational vehicle sales locations in the area, and that the proposal would not be viable off the main highway. He questioned how the rezoning may effect land uses in the future, and how trailers might be impacted by the amount of roadside parking for trail access in the area. Overall, he promoted the stewardship of the land, and recommended that applicant should keep to the uses approved for the land in the Provincial Policy Statement.

Councillor Tracy Richardson (speaking as a local elected representative, not a Committee member) spoke to relay the amount of opposition she had heard from local residents. She noted that there are many concerns and questions that need to be reviewed regarding the proposed commercial use on agricultural lands.

Edward Grass, owner of the subject land, spoke to clarify the proposed business. He stated that 2/3rds of the product sold would be trailers for livestock and utility purposes, with additional sales for trailers with recreational purposes. He noted that no other businesses in the area sell livestock and utility trailers, and that the selling of trailers on the farm would provide another avenue for them to sell their agricultural products (honey and maple syrup). Overall he stated that this small business would keep to the approved size, and that if it grows, they would move off-site to a more appropriate highway location.

No other persons spoke to the application.

The Public Meeting concluded at 2:00 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2021-003

Moved By Councillor Seymour-Fagan

Seconded By Mayor Letham

That Report PLAN 2021-002 respecting Part of Lot 19, Concession 3, geographic Township of Emily, Edward Grass – Applications D01-2020-009 and D06-2020-028, be received; and

That Report PLAN2021-002 respecting Applications D01-2020-009 and D06-2020-028 be referred back to staff to address 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. **Deputations**

5. **Correspondence**

6. **City of Kawartha Lakes Reports**

7. **Adjournment**

PAC2021-004

Moved By M. Barkwell

Seconded By J. Willock

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

Carried