



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2021-006</b>
<b>Meeting Date:</b>	February 10, 2021
<b>Title:</b>	<b>Amend the Bobcaygeon Zoning By-law 16-78 together with a Draft Plan of Condominium at 7-27 Lakewood Crescent – Port 32 Inc.</b>
<b>Description:</b>	To permit a residential condominium development consisting of 48 townhouse dwelling units on a private condominium road accessed from Lakewood Crescent
<b>Type of Report:</b>	Regular Meeting
<b>Author and Title:</b>	Mark LaHay, Planner II, MCIP, RPP.

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### Recommendations:

**That** Report PLAN2021-006, 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;

**That** the Draft Plan of Condominium and Conditions for Draft Plan of Condominium for file D04-17-001 (16CD-17501), substantially in the form attached as Appendix 'D' to Report PLAN2021-006 be referred to Council for approval and adoption;

**That** a Zoning By-law, respecting application D06-17-028, substantially in the form attached as Appendix 'E' to Report PLAN2021-006 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.

**Department Head:** \_\_\_\_\_

**Legal/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The statutory public meeting was held by the Planning Advisory Committee on August 12, 2020, which adopted the following recommendation:

### **PAC2020-025**

**Moved By** Mayor Letham

**Seconded By** Councillor Seymour-Fagan

**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.

**Carried**

At the Council Meeting of August 20, 2020, Council adopted the following resolution:

### **CR2020-231**

**Moved By** Deputy Mayor O'Reilly

**Seconded By** Councillor Veale

**That** the Minutes of the August 12, 2020 Planning Advisory Committee Meeting be received and the recommendations, included in Section 8.3 of the Agenda, save and except for Item 8.3.2, be adopted.

**Carried**

This report addresses that direction.

The proposal is to permit a medium density residential plan of condominium consisting of 48 townhouse dwelling units arranged in eight bungalow townhouse blocks fronting onto a private 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 Eleven (R4-S11)" to permit 48 townhouse dwelling units with site-specific zone provisions.

Owner:	Port 32 Inc.
Applicants:	TD Consulting Inc. – Tom deBoer / Samantha Bateman – Marshall Homes
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 private condominium road accessed from Lakewood Crescent (see Appendices ‘B’ and ‘C’). Since lots are not being created, each owner will own their unit within the building but have exclusive use rights over a portion of the back and front yard areas. This will provide a consistent appearance for the development and a maintenance plan for those owners who choose to live elsewhere during winter months. 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. A Record of Site Condition (RSC) can be filed for the subject project with respect to the change from a commercial to residential land use.
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. Site Plan prepared by TD Consulting Inc., dated March 2020 and further revised November 11, 2020.
11. Proposed Draft Plan of Condominium prepared by Coe Fisher Cameron, Ontario Land Surveyors dated November 10, 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. Stormwater Management Report, Maintenance and Operation Manual prepared by Engage Engineering Ltd., and Lakeview Engineering Inc., dated October 2020.
15. Detailed Engineering Drawing Submission prepared by Engage Engineering Ltd., dated October 30, 2020.
16. Cost Estimate prepared for Port 32 Inc., by Lakeview Engineering Inc., dated October 2020.
17. Memorandum from GHD dated November 17, 2020 to address comments regarding the Environmental Site Assessment and Record of Site Condition.
18. Response from Lakeview Engineering Inc., dated November 30, 2020 to address comments provided by Kawartha Conservation pertaining to the submitted Functional Servicing Report.
19. Species at Risk Assessment prepared by GHD dated November 16, 2020. The Species at Risk Assessment concluded no negative effects to species at risk or their habitat are expected with the construction of the plan of condominium.

20. Draft Zoning By-law Amendment provided by Marshall Homes, November 19, 2020.
21. Response Matrix to the first submission agency review comments, prepared by Marshall Homes, dated November 20, 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.

## **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 would 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; and
- 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; and
- 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; and
- 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 was circulated to the KRCA for comment and the KRCA further advised that they are satisfied with the karst assessment, and as their concerns regarding site stability are addressed, a full Geotechnical Report is not necessary. In addition, 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. A Record of Site Condition (RSC) can be filed for the subject project for the change from the former light industrial to residential land use. 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.

In consideration of the above, these applications would 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. Staff have reviewed the Housing Affordability policies in the Official Plan; however, implementation may be at the discretion of Council. The owner has advised that they are not able to consider the introduction of rental units or further measures to improve affordability, as all units have been purchased; however, the units were designed and sold with a variety of layouts, bedroom counts, and finished basement options to allow for different levels of price point and affordability within the development.

The type of housing proposed in the form of townhouses provides more density, which is supported by the housing policies in the PPS.

Therefore, these applications would conform to the Official Plan.

## **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-S\*) 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.

The draft zoning by-law has been structured to permit townhouse dwelling units and provide specific zoning provisions related to the entire lot as a whole, as the proposed plan is considered a standard condominium. A maximum number of dwelling units and maximum lot coverage has also been specified.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Alignment to Strategic Priorities:**

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.

### **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.

### **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.

A full Engineering design submission has also been received and circulated as part of a second submission and more detailed review will occur at the site plan approval stage.

## **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 applications was held on August 12, 2020. To date, we have received the following comments:

### **Public Comments:**

Comments were received from M. and C-A. Sones, who reside at 41 South Harbour Drive regarding the aesthetics as well as noting concerns about location for the Osprey nest, and whether a wall would be built around the development as a divider between the City's road allowances and the condominium property. 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 was also requested.

Comments were received from M. Groat, a resident of 29 Lakewood Crescent to confirm there would only be access from Lakewood Crescent and not from Austin Boulevard. He asked if there was a current landscaping plan available for review/discussion to ensure that the appropriate tree/shrub planting takes place to provide for suitable. He was also concerned about construction traffic along Lakewood Crescent and the state of the road with respect to road deterioration, potholes, maintenance, etc.

Comments were also received from residents B. Secor, C. Poole and J. Poole and W. Haritgan. Noted concerns including traffic in the area, access and visibility on Lakewood Crescent, local area osprey nesting, and questions about the development from a policy perspective.

The public comments that were received were forwarded to the applicant and/or City Departments for review.

At the public meeting, the applicant acknowledged the comments and concerns and also advised that Hydro One was planning to move the existing infrastructure on the property and relocate the osprey nests in the fall.

Also, at the Public Meeting, R. Phillips of 71 Mill Street, who lives close to the nearby intersection of Mill Street and Lakewood Crescent, said he has been requesting a stop sign at this intersection from City Engineering staff. He stated that he believed that the intersection would warrant a stop sign with the development. This request is being reviewed by the Engineering Department.

Staff have also received inquiries from interested buyers regarding the status of approval and timing of the proposed development.

### **Agency Review Comments:**

Comprehensive review comments on the first submission of the applications were obtained and sent to the applicant on October 1, 2020 and included various comments from Engineering and Corporate Assets, Fire Services, Building Division, Community Services, Human Services, Kawartha Conservation, Hydro One, Bell Canada, Enbridge Gas, Ministry of Environment Conservation and Parks, Canada Post, and the Planning Division.

On November 13, 2020, Kawartha Conservation further advised that they are satisfied with the karst assessment, and their concerns regarding site stability are addressed. Kawartha Conservation will no longer require the Hold pertaining to the zoning of property as the full Geotechnical Report is not necessary.

In response to the above comments, a second application submission was received and circulated and we have received the following review comments:

On December 14, 2020, Canada Post advised of a concern with the proposed mailbox location in that parked cars will block the access to the community mailbox (CMB). To use the proposed location, they would need to ensure the community mailbox will not be blocked by parked cars. Possible solutions to use this location include a sidewalk between parking spaces and CMB or designating the parking space in front of the CMB as unusable or alternatively, they could also propose another location. Staff are of the view that this detail can be appropriately dealt with at the Site Plan approval stage.

On December 14, 2020, Fire Services advised that Emergency Access with gate, designated on sheet "GP" is to be maintained year round. No Parking signs are to be installed to ensure access is not blocked. Arrangements for gate opening in emergency situations is to be made with Fire Department. In addition, private fire hydrants are to be tested and maintained in accordance with Ontario Fire Code requirements.

On December 16, 2020, Bell Canada acknowledged review of the circulation and provided conditions for approval.

On December 17, 2020, Canada Post provided formal detailed comments and developer requirements along with a suggested alternate location for the CMB.

On December 23, 2020, Hydro One advised they are currently in final approval stages of relocation of existing Hydro One plant from property/service upgrade to community

pool. The proposal is to remove the majority of the existing infrastructure from subject lands (keeping only what will be required to maintain service to customers to the west). Their initial concerns are that the northern subdivision entrance may conflict with new pole location along Lakewood Crescent. An existing pole will be relocated to the east and service will be fed overhead to a pole that will remain. It is their understanding that these rights have been negotiated and approved.

On January 12, 2021, Engineering advised that they have no objection to the proposed Zoning By-Law Amendment to change the zoning from General Industrial Zone to an Urban Residential Type Four Exception Zone. Engineering will provide further comments at the time of application for Site Plan. Conditions of draft plan of condominium approval were also provided.

On January 19, 2021, the Ministry of the Environment, Conservation and Parks advised that this development is on full municipal services and it is not fronting on surface water features. They advised they had no concerns or comments.

On January 21, 2021, Community Services acknowledged review of the submission. Although landscaping will be part of the Site Plan submission, their previous comments indicated treescaping along the boulevards of Austin Boulevard, River Park Road and Lakewood Crescent be considered. The current landscape plan does not contain plantings along the City owned boulevards. The tree species that have been selected are suitable and well spaced throughout the development; consideration has been given to site lines and the impact of trees on street lighting. In addition, hedging suitable for the available planting area along the western retaining wall between the back of wall and back of curb should be considered to provide a natural screen between the adjacent properties and the condominium development given the changes in elevation.

On January 21, 2021, Kawartha Conservation advised they have reviewed the draft plan of condominium conditions provided by Engineering relating to the KRCA and advised they do not have anything further to add. KRCA also advised that they have reviewed the submission and indicated that KRCA requires no net increase in phosphorus loading from pre-development to post development. In addition, water balance calculations provided in this submission did not include evapotranspiration and need to be confirmed. Furthermore, additional details and a silt fence is required to be noted on the Erosion and Sediment Control Plan. Staff are of the view that this detail can be appropriately dealt with at the Site Plan approval stage.

On January 27, 2021, the Building Division advised it has no concerns with the subject applications. They reserve the opportunity to comment on relevant issues through the site plan circulation.

## **Development Services – Planning Division Comments:**

The applications for Zoning By-law Amendment and Draft Plan of Condominium would conform to the Growth Plan, would be consistent with the Provincial Policy Statement, and would conform to 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. These reports/studies provided information outlining how the development will function, possible impacts and provided recommendations ensuring the proper development of the site. All required studies were reviewed confirming that the development can be adequately serviced, and is not anticipated to have a negative impact on traffic or the surrounding properties.

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. A site plan application has recently been submitted and is in the process for circulation to departments and agencies for review. A Site Plan Agreement will be required to be registered on title which requires development on site to be constructed in accordance with municipal policies and design standards set out in the Agreement.

The Condominium Corporation will be required to enter into a Plan of Condominium Agreement with the City of Kawartha Lakes addressing approvals of the Draft Plan, servicing and/or other applicable conditions that may not already be required in the Site Plan Agreement, to the satisfaction of the City.

The proposed Zoning By-law amendment will appropriately facilitate the construction of the proposed 48-unit condominium townhouse development on the subject lands through the appropriate approvals process and registration the required agreement(s).

At this time, Staff recommends that the applications for zoning by-law amendment and draft plan of condominium proceed for approval. Staff will continue to review and process the Site Plan Application for the proposed development, which has been recently circulated for review comments from commenting departments and agencies.

## **Conclusion:**

In consideration of the comments and the evaluation contained within this report, and provided there are no further issues or concerns raised, Staff respectfully recommend that the proposed application for Zoning By-law Amendment and Draft Plan of Condominium be referred to Council for Approval.

## 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'  
PLAN2021-006.pdf



Appendix 'B'  
PLAN2021-006.pdf



Appendix 'C'  
PLAN2021-006.pdf



**Appendix 'D'**  
**PLAN2021-006.pdf**



Appendix 'E'  
PLAN2021-006.pdf

Appendix 'A' – Location Map

Appendix 'B' – Proposed Site Plan

Appendix 'C' – Proposed Draft Plan of Condominium

Appendix 'D' – Conditions of Draft Plan of Condominium Approval

Appendix 'E' – Draft Zoning By-law Amendment

**Department Head email:** [cmarshall@kawarthalakes.ca](mailto:cmarshall@kawarthalakes.ca)

**Department Head:** Chris Marshall, Director of Development Services

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