

**The Corporation of the City of Kawartha Lakes**  
**MINUTES**  
**PLANNING ADVISORY COMMITTEE**

**PC2017-06**  
**Wednesday, June 7, 2017**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**MEMBERS:**  
**Mayor Andy Letham**  
**Councillor Brian Junkin**  
**Councillor Rob Macklem**  
**Councillor Gord Miller**  
**Councillor Patrick O'Reilly**  
**Councillor Heather Stauble**  
**Councillor Andrew Veale**  
**Mike Barkwell**  
**Debbie Girard**  
**Councillor Pat Dunn**  
**Councillor Doug Elmslie**

**Accessible formats and communication supports are available upon request.**

1. **CALL TO ORDER AND ADOPTION OF AGENDA**

Chair O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors P. Dunn, B. Junkin, and A. Veale; M. Barkwell and D. Girard were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Planners II I. Walker and M. LaHay, Planning Officer S. Rea, Supervisor of Development Engineering C. Sisson were also in attendance.

The Chair opened the meeting and introduced Planning Committee and the members of staff present.

**Moved By** Councillor Junkin

**Seconded By** Mayor Letham

**RESOLVED THAT** the agenda for the Wednesday, June 7, 2017 Planning Advisory Committee Meeting be adopted as circulated.

**CARRIED**

2. **DECLARATIONS OF PECUNIARY INTEREST**

There were no declarations of pecuniary interest noted.

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 **PLAN2017-030**

Ian Walker, Planner II

An application to amend the Village of Omemee Zoning By-law to change the zone category from the Residential Type One (R1) Zone to the Residential Type Two (R2) Zone to allow a duplex as a permitted use for the property identified as 28 Rutland Street East, Omemee (Madsen/Barker)

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. Walker confirmed that the required notice was given in accordance with the Planning Act: It was circulated to each owner of land within 120m and a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the zone category from the Residential Type One (R1) Zone to the Residential Type Two (R2) Zone with the intent to allow the conversion of the existing single detached dwelling into a duplex. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report no additional comments were received. He advised that he is waiting for comments from Kawartha Conservation for confirmation of the flood line on the property to ensure the dwelling is not within the flood area. He responded to questions from Committee members.

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

Tom deBoer of TD Consulting spoke on behalf of the applicant. He stated that initially approvals were received for the application when it was first presented as a four-plex in 2015, and since then, the capacity concerns of the Omemee Sanitary Sewer System had been addressed. They have since revised their plan to a duplex proposal. He questioned why the application is being recommended to be sent back to staff, as the requested documentation was provided in 2015. He responded to questions from Committee members.

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

No other persons spoke to the application.

### **3.2 PLAN2017-031**

Ian Walker, Planner II

An application to amend the Township of Ops Zoning By-law to add a kennel use as an additional permitted use in the Agricultural (A) Zone for the property identified as 554 River Road, Ops (Lober)

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. Walker confirmed that the required notice was given in accordance with the Planning Act and Council's direction: It was circulated to each owner of land

within 500m, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to amend the Agricultural (A) Zone to permit a kennel use as an on-farm diversified use on a portion of the property. The application conforms to the Growth Plan, the City's Official Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report no additional comments were received. He advised that staff are recommending the application be referred back to staff, and are requesting that the applicant supply a plan with kennel uses delineated on the property. He responded to questions from Committee members.

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

Jason Lober spoke on behalf of the applicants, and made himself available for any questions from members of the committee.

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

No other persons spoke to the application.

### **3.3 PLAN2017-033**

Sherry Rea, Planning Officer

An application for a Zoning By-law Amendment to permit the additional uses of a showroom and business offices as ancillary uses to the proposed maintenance garage and warehouse use on Part Lot 23, Concession 7, being Lot 2, Plan 621, Geographic Township of Ops and municipally known as 9 Walsh Road, City of Kawartha Lakes (842022 Ontario Inc.)

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.

Ms. Rea confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m, and a sign was posted on the subject property. She summarized the application, explaining that it proposes a site specific M Zone to add the permitted use of business offices and a showroom as ancillary uses to the proposed maintenance garage and warehouse use for Outram Fuels. The application conforms to the Growth Plan, the City's Official Plan Industrial designation, and is consistent with the Provincial Policy Statement. Ms. Rea summarized the comments received to date, as

detailed in her report, noting that subsequent to the writing of the report additional comments were received from The Chippewas of Rama First Nation with no concerns, and from the City's Engineering and Corporate Assets Department who had no objection to the application. She responded to questions from Committee members.

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

Heather Sadler of EcoVue Consulting Services spoke on behalf of the applicant, stating that the application will provide an opportunity for the property owner to showcase fireplaces and barbeques, as they have outgrown their existing location. She responded to questions from Committee members.

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

No other persons spoke to the application.

### **3.4 PLAN2017-035**

Mark LaHay, Planner II

An application for Official Plan Amendment and Zoning By-law Amendment to permit an indoor commercial car storage facility use, 3922 Highway 35, Fenelon (Schleifer)

The Chair requested staff to advise on the manner of giving notice for the proposed Zoning and Official Plan Amendments. 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 500m, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to amend the Rural designation with a Special Policy on the subject land and to amend the Zoning By-law to change the zone category from Agricultural (A1) Zone to a Agricultural Exception (A-\*) Zone with the intent of these amendments being to permit the subject land to be used for a commercial indoor vehicle storage facility in addition to the other permitted uses of the subject land. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. 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 Chippewas of Rama First

Nation with no concerns. Mr. LaHay identified that he has received informal comments through discussion with the Ministry of Transportation, but no official comments had been received regarding traffic study requirements from the formal circulation of the applications. In addition, no comments had yet been received from Kawartha Conservation. Staff are recommending these applications be referred back to staff until such time as all outstanding comments have been received. Mr. LaHay and Director Marshall responded to questions from Committee members.

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

Kevin DuGuay of Community Planning and Consulting Inc. spoke on behalf of the applicant. He thanked Mr. LaHay for the production of the report, and stated that the outstanding concerns are only minor in nature. He referred to Ministry of Transportation requirements being provided at the original preconsultation meeting. He suggested that the estimated volume of traffic would be limited to 3 trips per year per vehicle stored on the property, and did not anticipate the Ministry of Transportation requiring a full traffic study. He stated that consideration for paving a portion of the driveway would be given through the site plan process, which he stated the applicant is willing to work through. Mr. DuGuay stated that his preference is that the proposed by-laws be put forward for adoption to Council, and any outstanding issues, be dealt with in the site plan process, as he believed this application represented an appropriate use for this impressive and well-maintained facility. He responded to questions from Committee members.

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

No other persons spoke to the application.

The public meeting concluded at 1:45 p.m.

#### **4. BUSINESS ARISING FROM PUBLIC MEETING**

##### **4.1 Item 3.1**

**PC2017-023**

**Moved By** Mayor Letham

**Seconded By** Councillor Dunn

**RECOMMEND THAT** Report PLAN2017-030, respecting **Plan 109 Part Mill Reserve, Concession 3 Part of Lot 7 Formerly Emily, 57R-7515 Parts 1, 3, 4 and 5, Former Village of Omemee, Madsen/Barker– Application D06-17-017**, be received;

**THAT** Zoning By-law Amendment application D06-17-017, respecting Plan 109 Part Mill Reserve, Concession 3 Part of Lot 7 Formerly Emily, 57R-7515 Parts 1, 3, 4 and 5, Former Village of Omemee, Madsen/Barker, be supported, upon confirmation of flood line on property from the Kawartha Conservation;

**THAT** a by-law supporting this application be brought forward to Council for adoption; and

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

**CARRIED**

**4.2 Item 3.2**

**PC2017-024**

**Moved By** Councillor Veale

**Seconded By** D. Girard

**RECOMMEND THAT** Report PLAN2017-031, respecting **Concession 3 Part of Lot 5, Geographic Township of Ops, Lober – Application D06-17-018**, be received; and

**THAT** Zoning By-law Amendment application D06-17-018 respecting Concession 3 Part of Lot 5, Geographic Township of Ops - Lober, be supported upon receipt of plan from the applicant delineating kennel uses on the property;

**THAT** a by-law supporting the application be brought forward to Council for adoption; and

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

**CARRIED**

**4.3 Item 3.3**

**PC2017-025**

**Moved By** Councillor Junkin

**Seconded By** Councillor Dunn

**RECOMMEND THAT** Report PLAN2017-033, respecting **Part of Lot 23, Concession 7, being Lot 2, Plan 621, geographic Township of Ops, now City of Kawartha Lakes and municipally known as 9 Walsh Road, 842022 Ontario Inc. - Application D06-17-015**, be received;

**THAT** the Zoning By-law Amendment respecting Application D06-17-015 respecting Part of Lot 23, Concession 7, being Lot 2, Plan 621, geographic Township of Ops, now City of Kawartha Lakes, and substantially in the form attached as Appendix C to Report PLAN2017-033, be approved and forwarded to Council for adoption; and

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

**CARRIED**

**4.4 Item 3.4**

**PC2017-026**

**Moved By** Mayor Letham

**Seconded By** M. Barkwell

**RECOMMEND THAT** Report PLAN2017-035, respecting **Part Lot 6, Concession 5, geographic Township of Fenelon, Schleifer – Applications D01-17-007 and D06-17-016**, be received;

**THAT** Official Plan Amendment Application D01-17-007 respecting Part Lot 6, Concession 5, geographic Township of Fenelon - Schleifer, be supported;

**THAT** Zoning By-law Amendment application D06-17-016, respecting Part Lot 6, Concession 5, geographic Township of Fenelon - Schleifer be supported;

**THAT** by-laws supporting the applications be brought forward for adoption; and

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

**CARRIED**

**5. DEPUTATIONS**

**6. CORRESPONDENCE**

**7. CITY OF KAWARTHA LAKES REPORTS**

**7.1 PLAN2017-038**



Mark LaHay, Planner II

Official Plan Amendment and Zoning By-law Amendment Applications to re-designate and rezone a 0.36 ha. portion of the subject land from the Rural designation and the Agricultural (A1) Zone to Waterfront designation with a Special Area Policy and to Limited Service Residential Exception Eleven (LSR-11) Zone to facilitate a future consent for a lot addition on the property described as Part Lot 25, Concession 8, Geographic Township of Fenelon, Potts Shore Road (O'Connor)

Mr. LaHay stated that these applications were put forward to a public meeting at the March 8, 2017 Planning Committee Meeting, and notice was given for the applications in accordance with the Planning Act. He stated that the application proposed to re-designate and rezone a 0.36 ha. (0.89 ac.) portion of the subject land from the Rural designation and the Agricultural (A1) Zone to Waterfront designation with a Special Area Policy and to Limited Service Residential Exception Eleven (LSR)-11) Zone to facilitate a future consent for a lot addition. The official plan and zoning change would permit the severance of a portion of the subject land to be consolidated with a waterfront property identified as 65 Potts Shore Road. The proposed zoning of the land to be severed will not permit a dwelling and will only permit an accessory building (i.e. garage) to a dwelling on 65 Potts Shore Road. Outstanding comments were received from Kawartha Conservation who had no concerns with the application provided the recommendations outlined in Section 5.0 of the Environmental Impact Study are adhered to. The applications conform to the Growth Plan and are consistent with the 2014 Provincial Policy Statement. Staff are recommending that the applications be put forward to Council for approval. He responded to questions from members of the Committee.

**PC2017-027**

**Moved By** Councillor Dunn

**Seconded By** Councillor Veale

**RECOMMEND THAT** Report PLAN2017-038, respecting **Part Lot 25, Concession 8, geographic Township of Fenelon, O'Connor – Applications D01-17-001 & D06-17-005**, be received;

**THAT** a By-law to implement Official Plan Amendment application D01-17-001 respecting Part Lot 25, Concession 8, geographic Township of Fenelon, now City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2017-038 be approved and adopted by Council;

**THAT** a By-law to implement Zoning By-law Amendment application D06-17-005 respecting Part Lot 25, Concession 8, geographic Township of Fenelon, now City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2017-038 be approved and adopted by Council; and  
**THAT** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of these applications.

**CARRIED**

**8. ADJOURNMENT**

**Moved By** D. Girard

**Seconded By** Councillor Junkin

**RESOLVED THAT** the Planning Advisory Committee Meeting adjourn at 1:54 p.m.

**CARRIED**

**Recommendations made at the June 7, 2017 Planning Advisory Committee Meeting**

**PC2017-023**

**Moved By** Mayor Letham

**Seconded By** Councillor Dunn

**RECOMMEND THAT** Report PLAN2017-030, respecting **Plan 109 Part Mill Reserve, Concession 3 Part of Lot 7 Formerly Emily, 57R-7515 Parts 1, 3, 4 and 5, Former Village of Omemee, Madsen/Barker– Application D06-17-017**, be received;

**THAT** Zoning By-law Amendment application D06-17-017, respecting Plan 109 Part Mill Reserve, Concession 3 Part of Lot 7 Formerly Emily, 57R-7515 Parts 1, 3, 4 and 5, Former Village of Omemee, Madsen/Barker, be supported, upon confirmation of flood line on property from the Kawartha Conservation;

**THAT** a by-law supporting this application be brought forward to Council for adoption; and

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

**PC2017-024**

**Moved By** Councillor Veale

**Seconded By** D. Girard

**RECOMMEND THAT** Report PLAN2017-031, respecting **Concession 3 Part of Lot 5, Geographic Township of Ops, Lober – Application D06-17-018**, be received; and

**THAT** Zoning By-law Amendment application D06-17-018 respecting Concession 3 Part of Lot 5, Geographic Township of Ops - Lober, be supported upon receipt of plan from the applicant delineating kennel uses on the property;

**THAT** a by-law supporting the application be brought forward to Council for adoption; and

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

**PC2017-025**

**Moved By** Councillor Junkin

**Seconded By** Councillor Dunn

**RECOMMEND THAT** Report PLAN2017-033, respecting **Part of Lot 23, Concession 7, being Lot 2, Plan 621, geographic Township of Ops, now City of Kawartha Lakes and municipally known as 9 Walsh Road, 842022 Ontario Inc. - Application D06-17-015**, be received;

**THAT** the Zoning By-law Amendment respecting Application D06-17-015 respecting Part of Lot 23, Concession 7, being Lot 2, Plan 621, geographic Township of Ops, now City of Kawartha Lakes, and substantially in the form attached as Appendix C to Report PLAN2017-033, be approved and forwarded to Council for adoption; and

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

**PC2017-026**

**Moved By** Mayor Letham

**Seconded By** M. Barkwell

**RECOMMEND THAT** Report PLAN2017-035, respecting **Part Lot 6, Concession 5, geographic Township of Fenelon, Schleifer – Applications D01-17-007 and D06-17-016**, be received;

**THAT** Official Plan Amendment Application D01-17-007 respecting Part Lot 6, Concession 5, geographic Township of Fenelon - Schleifer, be supported;

**THAT** Zoning By-law Amendment application D06-17-016, respecting Part Lot 6, Concession 5, geographic Township of Fenelon - Schleifer be supported;

**THAT** by-laws supporting the applications be brought forward for adoption; and

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

**PC2017-027**

**Moved By** Councillor Dunn

**Seconded By** Councillor Veale

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**THAT** a By-law to implement Zoning By-law Amendment application D06-17-005 respecting Part Lot 25, Concession 8, geographic Township of Fenelon, now City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2017-038 be approved and adopted by Council; and

**THAT** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of these applications.