

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

PC2017-09
Wednesday, September 13, 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

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 1:02 p.m. Mayor A. Letham, Councillors B. Junkin, R. Macklem, G. Miller, H. Stauble and M. Barkwell and D. Girard were in attendance.

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

Late Arrival: Councillor Veale, 1:04 p.m.

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

Moved By Mayor Letham

Seconded By Councillor Miller

RESOLVED THAT the agenda for the Wednesday, September 13, 2017 Planning Advisory Committee Meeting be adopted as circulated and with the following amendments:

Additions - Correspondence:

Sherry L. Rea, Development Planning Supervisor
Memorandum regarding the OMB Correspondence regarding O.Reg 549/06 Part Lots 4 and 5, Concession 2, geographic Township of Emily, City of Kawartha Lakes, being vacant land on Ski Hill Road Sobrian/Kiezebrink/Chamberlain (Omeme Country Inn)

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 **PLAN2017-052**

Ian Walker, Planning Officer - Large Developments

An application to amend the Township of Verulam Zoning By-law to change the zone category from the Open Space (OS) Zone to the Residential Type One (R1) Zone to permit a single detached dwelling and accessory uses for the property identified as Vacant Land on North Bayou Road, Verulam (Boehm)

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 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 change the zone category from the Open Space (OS) Zone to the Residential Type One (R1) Zone. The intent of the change is to facilitate the construction of a single family dwelling on the lot, that is serviced by a private road. Full conformity to the Growth Plan and consistency with the Provincial Policy Statement will be determined upon full review of this application. Mr. Walker 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 City's Part 8 Sewage Inspector who noted that the proposed septic system is not large enough based off proposed drawings, and the proximity of nearby wells is unknown. He also stated that Kawartha Conservation has not completed a review of the Environmental Impact Study, and their further comments were circulated to the committee. Staff are respectfully requesting further review of this application until such time as all comments and concerns are addressed. He responded to questions from Committee members.

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

Nolan Drumm, of Ecovue Consulting, made himself available to questions from the committee.

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

No other persons spoke to the application.

3.2 PLAN2017-053

Ian Walker, Planning Officer - Large Developments

An application to amend the Town of Lindsay Zoning By-law to change the zone

category from the Future Residential (FR) Zone to the Residential High Rise One Special Nine (RH1-S9) Zone to allow for a five (5) storey Independent Senior's Apartment Building on the eastern portion of the property identified as 84 Adelaide Street South, Lindsay (Lindsay Retirement Home GP Ltd.)

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 circulated to each owner of land within 120m of the subject property and a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the zone category from the Future Residential (FR) Zone to the Residential High Rise One Special Nine (RH1-S9) Zone on the eastern portion of this property. The intent of the change is to facilitate the construction of a 90 unit five (5) storey independent senior's residential apartment building. Full conformity to the Growth Plan and consistency with the Provincial Policy Statement will be established upon a full review of the application. Mr. Walker summarized the comments received to date, as detailed in his/her report, noting that subsequent to the writing of the report additional comments were received from an abutting land owner who supported the application. Mr. Walker and Ms. Sisson 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 stated that they are very excited to offer this to the community, and they believe it will be a good addition to the housing stock in the area. He noted that a public open house was held at the existing Adelaide Place, and they received a positive response from the neighbourhood. The new building will be in same architectural style as the existing Adelaide Place, and it will be a 5 story building, to account for the grade difference between the 2 developments. He presented renderings of the proposed development. He responded to questions from the members of the committee.

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

No other persons spoke to the application.

3.3 PLAN2017-056

Mark LaHay, Planner II

An application to amend the Village of Bobcaygeon Zoning By-law to permit a townhouse dwelling containing four (4) dwelling units for the property identified as 25 Prince Street West, Bobcaygeon (Sweeney)

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. LaHay confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m and a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit a four (4) unit dwelling in a townhouse dwelling format (divided vertically) rather than a fourplex dwelling format (divided horizontally) on this lot. He stated that the existing lot area is of sufficient size to support four townhouse dwelling units without the need to change any zoning provisions other than permitted use to recognize the proposed built form. 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 Kawartha Conservation who foresee no issues provided the recommendations contained in the submitted Geotechnical Report are included in the detailed design drawings and the Chippewas of Rama First Nation who noted no concerns on the application. Additional comments were submitted by Ruth Campbell of Bobcaygeon who is in opposition to the application noting concerns with traffic, noise, potential for police activity, loss of historical significance, and decreased property values. Mr. LaHay and Ms. Sisson responded to questions from Committee members.

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

The applicant, Tom deBoer, who spoke on behalf of the owner, made himself available to the Committee for any questions.

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

Karen (Campbell) Dudman questioned if the zoning on the lot already permitted a four-unit dwelling, and if other lots in the area also had the same provision.

No other persons spoke to the application.

The public meeting concluded at 1:35 p.m.

4. **BUSINESS ARISING FROM PUBLIC MEETING**

4.1 **Item 3.1**

PC2017-038

Moved By Mayor Letham

Seconded By Councillor Miller

RECOMMEND THAT Report PLAN2017-052, **Plan 551 Lot 63, Concession 2 Part of Lot 13, Geographic Township of Verulam, Boehm – Application D06-17-024**, be received; and

THAT Report PLAN2017-052 respecting Application D06-17-024 be referred back to staff to address any 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

4.2 **Item 3.2**

PC2017-039

Moved By Councillor Veale

Seconded By M. Barkwell

RECOMMEND THAT Report PLAN2017-053, **Plan 8P, Part of Park Lot K, 57R-7336, Part of Part 1, Former Town of Lindsay, Lindsay Retirement Home GP Ltd. – Application D06-17-025**, be received; and

THAT Report PLAN2017-053 respecting Application D06-17-025 be referred back to staff to address any 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

4.3 **Item 3.3**

PC2017-040

Moved By Councillor Junkin

Seconded By Councillor Stauble

RECOMMEND THAT Report PLAN2016-056, respecting Lot 8 and Part Lot 9, Plan 70, being Part 1, Plan 57R-4111, identified as 25 Prince Street West, former Village of Bobcaygeon, Sweeney – Application D06-17-026, be received;

THAT Zoning By-Law Amendment application D06-17-026 identified as 25 Prince Street West, City of Kawartha Lakes, as generally outlined in Appendix D to Report PLAN2017-056, 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 this application.

CARRIED

5. **DEPUTATIONS**

6. **CORRESPONDENCE**

6.1 **PC2017-09.6.1**

Sherry L. Rea, Development Planning Supervisor

Memorandum regarding the OMB Correspondence regarding O.Reg 549/06 Part Lots 4 and 5, Concession 2, geographic Township of Emily, City of Kawartha Lakes, being vacant land on Ski Hill Road Sobrian/Kiezebrink/Chamberlain (Omeme Country Inn)

Ms. Rea made herself available for any questions on the memorandum. Ms. Rea and Mr. Marshall responded to questions from the members of the committee.

PC2017-041

Moved By Mayor Letham

Seconded By Councillor Miller

RECOMMEND THAT the September 13, 2017 memorandum from Sherry L. Rea, regarding OMB Correspondence regarding O.Reg 549/06 Part Lots 4 and 5, Concession 2, geographic Township of Emily, City of Kawartha Lakes, being vacant land on Ski Hill Road Sobrian/Kiezebrink/Chamberlain (Omeme Country Inn), be received; and

THAT the OMB Correspondence regarding O.Reg 549/06 Part Lots 4 and 5, Concession 2, geographic Township of Emily, City of Kawartha Lakes, being

vacant land on Ski Hill Road Sobrian/Kiezebrink/Chamberlain (Omeme Country Inn) be received for information purposes.

CARRIED

7. **CITY OF KAWARTHA LAKES REPORTS**

8. **ADJOURNMENT**

Moved By D. Girard

Seconded By Councillor Junkin

RESOLVED THAT the Planning Advisory Committee Meeting adjourn at 1:42 p.m.

CARRIED

Recommendations made at the September 13, 2017 Planning Advisory Committee:

PC2017-038

Moved By Mayor Letham

Seconded By Councillor Miller

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to Report PLAN2017-056, 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 this application.

CARRIED

PC2017-041

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RECOMMEND THAT the September 13, 2017 memorandum from Sherry L. Rea, regarding OMB Correspondence regarding O.Reg 549/06 Part Lots 4 and 5, Concession 2, geographic Township of Emily, City of Kawartha Lakes, being vacant land on Ski Hill Road Sobrian/Kiezebrink/Chamberlain (Omemee Country Inn), be received; and

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CARRIED