

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

PC2021-13
Wednesday, December 1, 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
Wayne Brumwell
Jason Willock

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1. **Call to Order and Adoption of Agenda**

Chairperson Councillor A. Veale called the meeting to order at 1:01 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, and Committee Members M. Barkwell, W. Brumwell and J. Willock were in attendance.

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

Absent: Councillor K. Seymour-Fagan

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

PAC2021-080

Moved By W. Brumwell

Seconded By J. Willock

That the agenda be adopted as circulated.

Carried

2. **Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

3. **Public Meeting Reports**

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 PLAN2021-064

Amend the Bobcaygeon Zoning By-law 16-78 together with a Draft Plan of Subdivision at 63 Dunn Street, Bobcaygeon – Elm Bobcaygeon (2018) Inc.
Ian Walker, Planning Officer - Large Developments

3.1.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Zoning By-law Amendment with Draft Plan of Subdivision. 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 120 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit a residential plan of subdivision consisting of 70 residential lots and 8 blocks: 6 single detached, 36 semi-detached and 28 townhouse dwelling units; five service blocks; one road widening block; and two 0.3 metre reserve blocks. This will be done by changing the zone category from the 'Urban Residential Type One Exception Thirteen (R1-S13) Zone' to the following zones:

- 'Urban Residential Type One Exception XX (R1-SXX) Zone';
- 'Urban Residential Type Two Exception XX (R2-SXX) Zone'; and
- 'Urban Residential Type Two Exception YY (R2-SYY) Zone'.

The draft plan of subdivision will create the lots for the single and semi-detached units; create the blocks for the townhouse units; and allow for the future division of the blocks into 'lots' for the townhomes to be completed by using the Part Lot Control (PLC) provision of the Planning Act. Through any appropriate revisions to the technical reports and plans and upon completion of a detailed review, it is anticipated that conformity with the policies Growth Plan of the Greater Golden Horseshoe and the Victoria County Official Plan, and consistency with the Provincial Policy Statement have been or can be demonstrated. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report comments were received from the following members of the public (in addition to the comments noted in Mr. Walker's report):

- Gerard and Virginia Murphy
- Randy Vickers
- Graham and Dianne Eves
- Carol Racioppo; and
- Al Barnhart

In addition to similar themes mentioned from the public comments in Mr. Walker's report, the above members of the public raised issues regarding:

- loss of trees
- the proposed increased density of the development

- changes to property frontages along Bick Street with urbanization of the road; and
- ownership options for the townhouses

Staff are recommending that the application be referred back to staff for further review and processing until such time as all comments and concerns have been addressed. Mr. Walker responded to questions from Committee members.

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

Diana Keay of DM Wills spoke as the consulting planner/applicant on behalf of the owners (Elm Bobcaygeon 2018) and she noted that she was in receipt of the public comments, however have not yet responded to them in a comprehensive manner. Ms. Keay presented an overview and history of the application and provided background on the following items:

- the variety of housing types proposed and alignment with affordable housing targets
- the technical reports (geological, traffic, urban design, etc.) supplied as part of the application
- storm water management; and
- issues regarding the servicing of the development which may initiate a mandatory connection requirement for neighbouring properties

In conclusion, Ms. Keay stated that the proposed application is consistent with provincial and municipal policies, and she responded to questions from the members of the committee.

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

Linda and Herb Britton noted that they have lived on Bick Street for 52 years and presented concerns with the application including:

- Spring runoff from lands north of Bick Street and the corresponding drainage/stormwater issues
- Parking along Bick Street
- Traffic getting in and out of the neighbourhood to Kawartha Lakes Road 49
- Affordable housing definitions, and what type is included as a part of this application

- Urbanization of Bick Street with possible damage to trees and retaining wall on their property
- Increased density of the development

Overall, Mrs. Britton requested responses to their questions, which they have summarized in correspondence, and the Chair permitted Ms. Keay to respond to some concerns raised in the meeting.

Carol Racioppo and Randy Vickers spoke and stated they had similar concerns to those raised by Mrs. Britton. In addition, Ms. Racioppo expressed concern about the loss of trees on the lot which could provide a buffer between the homes on Sedona Crt and the new development. She also questioned the proposed heights of the new residences in relationship with the neighbouring lots, and the servicing to the existing water/wastewater network.

Steven Noll presented an overview of the correspondence he provided to the committee. He expressed concerns about removal of existing trees, layout of the street network which might direct vehicle headlights into their home, the smaller proposed driveways which may result in on-street parking, and the likelihood of a mandatory connection to the water/wastewater network. He also recommended that the development have a separate entrance off Kawartha Lakes Road 49, as opposed to using Bick Street.

No other persons spoke to the application.

The Chair provided a further opportunity for Ms. Keay to speak to the public comments received. She noted that the homes would be bungalow in style, under 9m, and that a landscape plan would be forthcoming. They noted the concerns regarding density of the development, and stated that the mandatory connection and water/wastewater connection is a bigger discussion to be had, however they are committed to following the regulation established by the City.

The Public Meeting concluded at 1:50 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2021-081

Moved By Mayor Letham

Seconded By W. Brumwell

That Report PLAN2021-064, **57R-6468, Part of Part 1; Plan 70, Part of Block X; Former Village of Bobcaygeon, Elm Bobcaygeon (2018) Inc. – Applications D06-2021-024 and D05-2021-004**, be received; and

That PLAN2021-064 respecting Applications D06-2021-024 and D05-2021-004 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

3.2 PLAN2021-065

Amend the City of Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 1407 Elm Tree Road - Buckley

Mark LaHay, Planner II

3.2.1 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. LaHay 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 amend the 'Prime Agricultural' designation with a site specific policy to permit a proposed on-farm diversified use related to health and recreation and to amend the Agricultural (A) Zone to an Agricultural Exception (A-**) Zone to permit a yoga studio and office space for health practitioners as a secondary use to a main agricultural use on a portion of the subject land. The proposed rezoning would also include site-specific development standards such as a reduction in parking and loading requirements and to recognize the proposed use within an existing outbuilding. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be established through the further review of the application. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report, letters of support were delivered by Atheana Brown coming from the following individuals:

- Ange and Andrew Defosse
- Brittany Ryan

- Candace Buckley
- Charlotte O'Neill
- Jemma Lywood
- Kristen Hipwell
- Alicia Elacqua
- Linda Curtin
- Natasha Kapoor
- Nicolas Webster
- Jessica Ellis

He also received comments from the Economic Development - Agriculture Development Officer noting no concerns to the applications for an on-farm diversified use that fits well with the intentions and criteria outlined by the Province. He also received additional comments from the Supervisor of Part 8 Sewage Systems advising that as the property will be completing a site plan requirement, more detailed information will be requested at that time and as such, there are no further concerns with the proposal. He stated that comments were outstanding from the Fire Department, Paramedic Services, and the HKPR District Health Unit and in light of the outstanding comments, staff are recommending that the application be referred back to staff until such time as comments have been received and addressed. He responded to questions from Committee members. Mr. LaHay noted in his response that the comments received from the Economic Development – Agriculture Development Officer indicates the applications align with Provincial Guidelines and demonstrates consistency with the Provincial Policy Statement. Therefore, should no additional concerns be raised at this Public Meeting, staff could respectfully recommend forwarding this application to Council for approval.

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

Emma Drake of D.M. Wills spoke as the applicant on behalf of the owner. She expressed appreciation for the previously discussed approval recommendation potential, and made herself available for any questions from Committee members.

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

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

3.2.2 Business Arising from the Public Meeting

PAC2021-082

Moved By Deputy Mayor O'Reilly

Seconded By J. Willock

That Report PLAN2021-065, **respecting Part of Lot 19, Concession 1, Geographic Township of Ops, identified as 1407 Elm Tree Road, Keith and Donna Buckley – Applications D01-2021-004 and D06-2021-026**, be received;

That By-laws to implement an Official Plan and Zoning By-law Amendments regarding applications D01-2021-004 and D06-2021-026, be prepared, 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

4. **Deputations**

5. **Correspondence**

6. **Regular and Returned Reports**

Acting Director R. Holy advised that the Planning Division is developing an access portal for committee members to the recently discussed Planning Approvals Spreadsheet. When it is ready, he advised they would provide instructions to each member as to how to access it.

7. **Adjournment**

PAC2021-083

Moved By J. Willock

Seconded By W. Brumwell

That the Planning Advisory Committee Meeting adjourn at 2:05 p.m.

Carried