



## Municipal Heritage Committee Report

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**Report Number:** KLMHC2022-048

**Meeting Date:** August 4, 2022

**Title:** **Site Plan Application Review – 6697 Highway 35, Bexley Township (3rd Submission)**

**Description:** Review of the 3<sup>rd</sup> submission for site plan application for 6697 Highway 35 in Coboconk

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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### Recommendations:

**That** Report KLMHC2022-048, **Site Plan Application Review – 6697 Highway 35, Bexley Township (3<sup>rd</sup> Submission)**, be received be received for information.

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

**Financial/Legal/HR/Other:** \_\_\_\_\_

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

## **Background:**

The City of Kawartha Lakes has received revised plans for site plan approval for the property known municipally as 6697 Highway 35 in the Geographic Township of Bexley (Coboconk). The applicant is proposing to redevelop a portion of the property by: relocating the existing Highway 35 entrance further north of the existing entrance; converting the existing train station building; and constructing an addition to the building to create the 1,597.0 sq. m. Summit Wellness Centre.

The subject property contains the former Coboconk Train Station which was designated as a condition of site plan approval on July 19, 2022 by By-law 2022-127. The train station was constructed in 1908 as a replacement for the original station which burnt down after a lighting strike. It was constructed as part of the Toronto and Nipissing Railway which reached the village in the early 1870s. The building ceased operation as a train station in 1965 and later was moved to this location. The property is owned by the City and has been used as a community hall.

The Coboconk Wellness Centre project, which will be known as the Summit Wellness centre, is intended to be a community hub and medical centre for the under-served area in the north of Kawartha Lakes. A feasibility study which recommended the conversion of the station and construction of the addition was prepared and presented to the Committee of the Whole on June 9, 2020. Community fundraising for this project is ongoing and is supported by Council.

The Committee reviewed the first site plan submission for this property at its meeting of December 2, 2021 and the second site plan submission on April 7, 2022. The correspondence is attached as Appendix A and Appendix B of this report. The Committee was generally satisfied with the second submitted as part of the second site plan submission. The relevant section of the comments matrix submitted with the third submission is attached as Appendix C.

The third site plan submission addresses engineering issues only, including grading and entrance requirements, and does not address any architectural or design items that the Committee would generally comment on. The site plan drawings are attached as Appendix D. Any changes to the architectural fabric of the structure will be presented at the permitting stage. This structure will require a heritage permit which the Committee will review at a later date. The applicant has indicated that the architect will continue to

work with the Committee on specific architectural issues related to the heritage features of the building.

### **Rationale:**

The third submission has been presented to the Committee as a commenting body but it not recommended that the Committee provide comment on the attached drawings as they are engineering specific and outside of the scope of the Committee's mandate. The new information presented as part of the 3<sup>rd</sup> submission are not related to the specific architectural features of the heritage.

As identified in the comments matrix, any additional architectural changes and specifics such as paint colour will be addressed through subsequent discussions and applications. As the property is now designated under Part IV of the Ontario Heritage Act, these will be presented as part of a heritage permit application at a later date.

### **Other Alternatives Considered:**

There are no recommended alternatives.

### **Financial/Operation Impacts:**

There are no financial or operational impacts as a result of the recommendations of this report.

### **Consultations:**

N/A

### **Attachments:**

Appendix A – Municipal Heritage Committee Comments (December 2021)



20211207 MHC  
Comments 6697 High

Appendix B – Municipal Heritage Committee Comments (April 2022)



20220411 6697  
Highway 35 MHC Con

#### Appendix C – Comments Matrix (3<sup>rd</sup> submission)



Extracted pages from  
2022-06-22- 3rd SPA :

#### Appendix D – Site Plan (3<sup>rd</sup> submission)



20165 - Coboconk  
Wellness Centre redu

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

**Department Head:** Richard Holy, Director of Development Services