

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

PC2022-09
Wednesday, September 14, 2022
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor 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 1:00 p.m. Mayor A. Letham, Councillor K. Seymour-Fagan, and Committee Members M. Barkwell and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services R. Holy, Manager of Development Engineering C. Sisson, Planning Officers J. Derworiz and I. Walker, and Planner II M. LaHay were also in attendance.

Absent: Councillor P. O'Reilly and W. Brumwell

The Chair opened the meeting.

1.1 Statement of Condolence and Moment of Silent Reflection

Councillor Veale presented the following statement: "On behalf of the City of Kawartha Lakes, we offer heartfelt condolences to King Charles III, the members of the Royal Family, as well as to the many people throughout Kawartha Lakes who will be feeling a profound sense of loss as we mark the passing of our Queen, Elizabeth II. A black ribbon has been placed on the portraits of the Queen, and the flags in Council Chambers to commemorate the solemn occasion."

Councillor Veale invited all in attendance to observe a moment of silent reflection to honour the memory of Queen Elizabeth II.

1.2 Adoption of the Agenda

Chair Veale advised the committee that a late deputation request was received by the Clerk's Office from Tejas Shah regarding Item 6.1 on the agenda (Report PLAN2022-053).

PAC2022-067

Moved By Mayor Letham

Seconded By J. Willock

That the Procedural By-law be temporarily waived to permit a late deputation request from Tejas Shah (regarding Item 6.1) as item 4.1 on the agenda.

Carried

PAC2022-068

Moved By Councillor Seymour-Fagan

Seconded By M. Barkwell

That the agenda be adopted as circulated and as amended.

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 PLAN2022-050

Application to Amend the Township of Ops Zoning By-law 93-30 together with a Revised Draft Plan of Subdivision at Vacant Land on Elm Tree Road, Ops – 2042825 Ontario 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. 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 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to increase the area of the cemetery block in a draft approved residential plan of subdivision consisting of 8 residential lots on the subject property. He noted that following the necessary Stage 3 and 4 archaeological work associated with the proposed cemetery block (being completed in order to satisfy the existing conditions of draft plan approval), it was determined that the size of Block 9 (the cemetery block) required an expansion. To accomplish this requires a red-line revision to the existing draft approved plan of subdivision, and a companion technical Zoning By-law Amendment which reconfigures the corresponding 'Open Space Exception Eight – Holding (OS-8(H)) Zone' boundaries to coincide with the revised Block 9. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report, that no further comments of objection

were received. Staff are recommending that the application be forwarded to Council for approval. He responded to questions from Committee members.

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

Kent Randall of EcoVue Consulting spoke as the applicant, and stated that this technical exercise follows the discovery of more human remains during the previous archeological assessments. He noted that the Bereavement Authority of Ontario provided direction to leave the remains in place, and that the City would be conveyed the lands to maintain them as a cemetery.

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

Danny Dewey of 80 O'Reilly Lane spoke to the costs that would be incurred by the City to take over the cemetery lot which is a historic site. He questioned the public meeting notice circulation, and requested that this decision be postponed until following the election to allow the new Council to decide. Mr. Dewey further noted additional issues with the current O'Reilly Lane neighbourhood, including potholes, gas lines, water capacity, septic concerns, traffic, boat launch use, and the presence of problematic short-term rentals that the proposed development might intensify.

No other persons spoke to the application.

The Chair permitted Mr. Randall and Mr. Walker to respond to the issues raised. Mr. Randall noted that this draft plan of subdivision was approved in 2017, and that the application today only dealt with the expansion of the cemetery lot. He stated that they are not revisiting issues regarding the principle use, as draft plan approval is already in place.

The Public Meeting concluded at 1:22 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2022-069

Moved By M. Barkwell

Seconded By J. Willock

That Report PLAN2022-050, **2042825 Ontario Inc. – Applications D06-2021-023 and D05-16-004**, be received;

That the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2021-050, be referred to Council for approval and adoption;

That the Revised Draft Plan of Subdivision (16T-16501), Application D05-16-004, as shown on Appendix B to Report PLAN2022-050, be referred to Council for approval and adoption; and

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

Carried

3.2 PLAN2022-051

Application to Amend the City of Kawartha Lakes Official Plan and Somerville Zoning By-law 78-45 at 103 Driftwood Village Drive, Somerville – Phillips

Ian Walker, Planning Officer - Large Developments

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. Walker 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 Rural land use designation by adding a special exception which permits the future severance in the Rural designation and to change the zone category from the 'Rural General (RG) Zone' to the 'Rural Residential Type Two (RR2) Zone' for the entire property, which will later be severed into two separate and distinct properties. Mr. Walker noted that the applicant had submitted a revised proposal for severance which was circulated to the members of the committee and attached to the minutes. The revised application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. 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 Economic Development Agriculture Officer who noted that forestry lands on the neighbouring property could be considered for agricultural use and questioned if an Agricultural Impact Brief would be submitted. Mr. Walker noted that due to rationale provided by the applicant, the requirement to supply an Agricultural Brief was waived. He noted that following the presentation from the applicant and any interested members of the public, that staff would

consider a revised recommendation. He responded to questions from Committee members.

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

Jessica Reid of Ecovue Consulting spoke as the applicant, and noted that the proposed zone and designation will reflect what is intended. She made herself available for any questions.

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

No other persons spoke to the application.

Mr. Walker provided a revised recommendation based on the results of the Public Meeting today.

The Public Meeting concluded at 1:31 p.m.

3.2.2 Business Arising from the Public Meeting

PAC2022-070

Moved By J. Willock

Seconded By Councillor Seymour-Fagan

That Report PLAN2022-051, **Phillips – Applications D01-2022-005 and D06-2022-023**, be received;

That a By-law to implement the proposed Official Plan Amendment based on the revised concept plan submitted on September 14, 2022, be prepared and referred to Council for adoption;

That a By-law to implement the proposed zoning by-law amendment based on the revised concept plan submitted on September 14, 2022, be prepared and referred to Council for approval and adoption;

That in accordance with Section 34(17) of the Planning Act, Council having considered the changes to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

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

Carried

3.3 PLAN2022-054

Application to Amend the Township of Ops Zoning By-law 93-30 at 368-388 Angeline Street South, Lindsay - Melody Garden Inc.

Jonathan Derworiz, Planning Officer - Large Developments and Urban Design

3.3.1 Public Meeting

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. Derworiz 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 rezone the subject lands to permit development of a commercial complex that includes seven buildings to be built out over two phases. Phase One includes a service station, car wash, general commercial and restaurant. Phase Two consists of a hotel, general commercial and restaurant. To facilitate this commercial development, the applicant is proposing to rezone the properties from Agricultural (A) Zone to Highway Commercial Exception X (CH-XX) Zone. 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 determined upon full review of the application. Mr. Derworiz 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 one member of the public requesting the installation of sidewalks along Angeline St. S. Staff are recommending that the application be referred back to staff until technical reviews have been completed and comments from the public have been addressed.

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

Michael Testaguzza of the Biglieri Group spoke as the applicant, and provided an overview of his presentation (attached to the minutes) to the committee. He provide a summary of:

- The subject site;
- The planning policy context;
- The proposal, including traffic flow in and out of the property; and
- The required amendments.

He made himself available for any questions, and responded to questions from the members of the committee.

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

Tejas Shah expressed concern that the proposal for this property would cause it to be over-developed. He questioned the following issues with the application:

- The right-in right-out driveway length;
- Traffic and parking in the area during events;
- Sidewalks to the area; and
- Right turn lane from Angeline St. S. into the right-in/right-out entrance.

Beverly Saunders (speaking as a former resident of the area), stated that the provision of a traffic light at Angeline St. South and the Fairgrounds entrance would help tremendously, and supported this application.

No other persons spoke to the application.

The Chair permitted Mr. Testaguzza to respond to the issues raised in the Public Meeting and stated the following:

- The traffic study is complete and is being reviewed;
- A right-turn lane for northbound traffic on Angeline St. S. into the development would be required;
- No Official Plan amendment will be required;
- The provision of sidewalks could be discussed through discussion with the Ministry of Transportation, and the City in the Site-Plan approval process.

He responded to questions from the members of the committee.

The Public Meeting concluded at 1:56 p.m.

3.3.2 Business Arising from the Public Meeting

PAC2022-071

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2022-054, **Township of Ops Zoning By-law Amendment for 368-388 Angeline Street South**, be received for information; and

That Report PLAN2022-054, Township of Ops Zoning By-law Amendment for 368-388 Angeline Street South, be referred back to staff for processing until review of the technical studies has been completed.

Carried

3.4 PLAN2022-055

Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur

Mark LaHay, Planner II

3.4.1 Public Meeting

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 120 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the north portion of the property from the “Residential Two (R2) Zone” to the “Residential Multiple One Exception (RM1-**) Zone” to permit four townhouses with site specific development standards and facilitate a future severance. The effect of the amendment will permit four 2-storey stacked townhouses, each containing a primary and an additional residential unit, for eight dwelling units on the north half of the subject land. The proposed townhouses are intended be subdivided in the future into four separate lots. The site-specific development standards in the zoning by-law would include:

- reduced rear yard setback;
- modified parking requirements;
- reduced interior side yard setbacks for the end dwelling units;
- reduced minimum lot area per dwelling unit; and
- increased maximum lot coverage and gross floor area as a percentage of lot area for the interior dwelling units.

Consistency with the Provincial Policy Statement (PPS), and conformity to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan will be determined upon further evaluation 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 additional comments and concerns to the application, were received from the following individuals:

- Bill Fountain
- Krysta McCallum and Eric Redshaw
- Don and Briedge Lutes
- Mike and Cathy Puffer (and their agent, Kevin Duguay)

- Daniel and Valerie Obress
- Shirley Toombs
- Rhys Warren
- Brenda Cooper
- Tejas Shah (who also submitted a petition containing 54 signatures in opposition to the application).

Mr. LaHay summarized the comments received by the members of the public noting the following issues raised:

- Non-conforming compatibility with the single-detached home neighbourhood;
- Traffic Safety, including increased noise and congestion,
- Lack of parking, including for visitors;
- Lack of a cross-walk to cross Colborne St. W. to nearby school;
- Privacy, including fencing and balconies;
- Loss of mature trees, with little new landscaping;
- Street aesthetic, and change to neighbourhood character;
- Lack of snow storage areas;
- Lot coverage and setbacks;
- Drainage, swales, and lack of impervious surfaces;
- Potential for reduced property values;
- Loss of sunlight, and views; and
- Lack of yard and amenity space.

Mr. LaHay also noted that staff received a response from Beverly Saunders at Ecovue Consulting (attached to the minutes) addressing many of the issues raised by the members of the public. Staff are recommending that the application be referred back to staff for further evaluation and until such time as comments have been received from all circulated Agencies, City Departments and the public, and that any comments and concerns have been addressed.

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

Beverly Saunders of Ecovue Consulting spoke as the applicant and provided an overview of her correspondence as noted by Mr. LaHay noting responses to the following issues:

- Lot characteristics;

- Ownership details;
- Neighbourhood characteristics;
- Rationale for gentle intensification;
- Neighbourhood compatibility;
- Landscape protections;
- Explanation of the proposed new zone and exceptions;
- Snow storage;
- Traffic;
- Driveway and entrance safety;
- Stormwater;
- Public outreach and offer for adjustments; and
- Offer for additional engagement, including an issue resolution workshop.

In conclusion, Ms. Saunders requested that the committee listen to the issues raised by the members of the community, and requested that the report be referred back to staff for additional evaluation and review. She responded to questions from the members of the committee.

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

Kevin Duguay of Kevin M. Duguay Community Planning and Consulting, and retained by Mike and Cathy Puffer, provided an overview of his prepared presentation to the committee (as attached to the minutes). He provided comments regarding:

- The site in relationship with the neighbourhood;
- The proposed building; and lack of design compatibility;
- A summary of the proposed zoning by-law amendments, including additional residential unit regulations; and
- Planning Issues, including over-development, impacts on mature vegetation, conformity with the Growth Plan and Town of Lindsay Official Plan, and consistency with the PPS.

He summarized his comments stated that he did not believe this application represented good planning, and made himself available for any questions.

Mike Puffer of 12 Walker Street spoke in opposition to the application and reiterated the concerns raised by Mr. Duguay, and stated that his major concerns were with traffic safety, parking, over-crowding, distance of entrances from Colborne St. W., and snow removal.

Paul Jolicoeur spoke in opposition to the application and stated that while there are a lot of places in the GTA where you have to get creative with land use, Lindsay isn't one of them, as there is plenty of additional land, and affordable options here.

Krysta McCallum spoke in opposition to the application and stated that everyone in the neighbourhood has 2 or 3 cars per household, and with only 8 parking spots for 8 residential units, there will be a lot of on-street parking.

Janet Di Bello questioned who received the public meeting notice, and how traffic from the new units could be enforced to restrict access away from the rest of Walker Street.

Robert Stewart spoke in opposition to the application and stated that this proposal is not gentle intensification. He noted concerns with the traffic in the area, vehicle crowding at the Canada Post community mailboxes, and existing issues crossing Colborne St. W. to the school and medical centre.

No other persons spoke to the application.

The Chair permitted Ms. Saunders to respond to the issues addressed at the Public Meeting. She provided an explanation for the following issues raised:

- Lot coverage calculations;
- Public Consultation process;
- Compliance with the PPS and Growth Plans;
- Level of intensification;
- Walker Street and Colborne St. access;
- Landscaping and building design on renderings;
- Stormwater management plan
- Vehicle crowding at community mail box;
- Public consultation including the option for an issue-resolution workshop;
and
- Additional residential units within a townhouse development.

Overall, Ms. Saunders summarized her comments by stating that this proposal is consistent with planning policies, and that developments such as townhomes should not be restricted from single detached residential neighbourhoods. She noted that they will continue to address the compatibility issues raised with the local community. Ms. Saunders and Mr. Holy responded to questions from the members of the committee.

The Public Meeting concluded at 3:03 p.m.

3.4.2 Business Arising from the Public Meeting

PAC2022-072

Moved By Mayor Letham

Seconded By M. Barkwell

That Report PLAN2022-055, **Part Lot 22, Concession 4, Town of Lindsay, City of Kawartha Lakes, identified as 158 Colborne Street West, Michel Francoeur and Jean-Guy Francoeur – D06-2022-021**, be received; and

That the application respecting the proposed Zoning By-law Amendment be referred back to staff until such time as all comments have been received and addressed from all circulated agencies, City Departments, and the public, and for further review and processing.

Carried

The committee recessed at 3:04 p.m. and reconvened at 3:14 p.m.

3.5 PLAN2022-056

Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 on Vacant Land on Cedartree Lane and Hemlock Crescent, Bobcaygeon - Apex Development Group

Richard Holy, Director of Development Services

3.5.1 Public Meeting

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. Holy 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 porch and rear deck encroachments, increase lot coverage, and reduce side yard setbacks by the Apex Development Group who has purchased the property with the intent of completing the servicing to current City standards and developing remaining 62 lots on Cedartree Lane and Hemlock Crescent in Bobcaygeon. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Victoria County Official Plan. Mr. Holy 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 members of the public raising issues with the part of the subdivision developed several decades ago. He noted that Engineering staff were reviewing the ongoing issues with the existing developed areas. Staff are recommending that the application be forwarded to Council for approval, provided there is no significant public objection. Mr. Holy and Ms. Sisson responded to questions from Committee members.

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

Eldon Theodore of MHBC Planning spoke on behalf of the owner, Apex Development Group, noting that they are looking to provide a desirable style of home for the community. He thanked Mr. Holy and Ms. Sisson for the presentation and report and comments regarding transportation and noted that they were supportive of the staff recommendation.

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

Hugh Spriggs thanked Apex for meeting with the community, and he noted that they are looking forward to seeing improvements in the subdivision. He emphasized the need for traffic lights at Cedartree Lane and Highway 36, and the opportunity for an all way stop at Cedartree Lane and Birch Crescent to alleviate the traffic concerns in the community.

Michael Spinosa, spoke on behalf of the Owner, Apex Development Group. He confirmed that traffic lights at Cedartree and Highway 36 seemed necessary in the area, and stated that they would be supportive to pay for those improvements, in part. He was also supportive of an all-way stop at Cedartree Lane and Birch Crescent, and a more community-oriented stormwater management pond. He further stated that opportunities for a trail integration with the Wilderness Park are being considered, including a trail to benefit all residents of the area.

No other persons spoke to the application.

The Public Meeting concluded at 3:48 p.m.

3.5.2 Business Arising from the Public Meeting

Note to Minutes: The vote on this matter occurred immediately after Item 4.1

PAC2022-074

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Report PLAN2022-056, **Rezoning Application – 1231674 Ontario Inc. (Apex Development Group)**, be received;

That with no substantive public concerns raised at the Public Meeting for the rezoning application for the Apex Development Group, a by-law substantially in the form attached as Appendix D to Report PLAN2022-056 be approved for adoption by Council;

That the Engineering and Corporate Assets Department be requested to commence a design and costing for traffic signals at the intersection of Cedartree Lane/Duke Street and CKL Road 36;

That the Engineering and Corporate Assets Department be requested to budget for these traffic signals for installation in 2023 in partnership with the applicant; and

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

Carried

4. Deputations

4.1 Tejas Shah

Mr. Shah spoke to the application and raised the following issues regarding the application of Report PLAN2022-053:

- Lack of a Noise Study analyzing the effects of the car wash sounds at all hours of the day;
- Snow storage locations, and potential for sight lines for entering and exiting being reduced by snow; and
- Entrance to Melbourne St. may still have car wash line ups back on to the street.

Overall, he stated that he is not against the development, however requested that the application be referred back to staff for further review

PAC2022-073

Moved By Councillor Seymour-Fagan

Seconded By Mayor Letham

That the deputation of Tejas Shah, regarding Report PLAN2022-053 (Item 6.1 on the Agenda), be received.

Carried

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2022-053

Application to Amend the Town of Lindsay Official Plan and Zoning By-law 2000-75 at 69-71 Lindsay Street South, Lindsay - 1782031 Ontario Limited
Jonathan Derworiz, Planning Officer - Large Developments and Urban Design

Mr. Derworiz confirmed that a Public Meeting on this matter was held on March 9, 2022 in accordance with the Planning Act. He summarized the application, explaining that it proposes to facilitate redevelopment of the subject site. This lot merged with the lot to the east that was previously identified as 3 Melbourne Street West, which is also zoned LC-S7. A new automatic car wash, restaurant with drive thru, convenience store and gas bar were initially proposed following demolition of the existing commercial building and manual car wash with drive thru. Following the public meeting and discussions with staff, the applicant has removed the drive-thru ancillary to the restaurant. To accommodate the redevelopment and apply necessary zone provisions, the applicant is proposing an amendment to the Town of Lindsay Official Plan and amend the LC-S7 Zone. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan. Mr. Derworiz summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report that no additional comments were received. Staff are recommending that the application be forwarded to Council for approval. He responded to questions from Committee members.

PAC2022-075

Moved By M. Barkwell

Seconded By Mayor Letham

That Report PLAN2022-053, **Town of Lindsay Official Plan Amendment and Zoning By-law Amendment for 69-71 Lindsay Street South, Lindsay**, be received for information;

That an Official Plan Amendment respecting application D01-2022-001, substantially in the form attached as Appendix D to Report PLAN2022-053, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2021-029, substantially in the form attached as Appendix E to Report PLAN2022-053, be approved and adopted by Council;

That the submission of a Noise Study be submitted, satisfactory to Planning Staff, prior to the removal of the H symbol on the Zoning By-law Amendment; and

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

Carried

6.2 PLAN2022-058

Application to Amend the Township of Fenelon Zoning By-law 12-95 at 10 Goodman Road, Rosedale – Hunt Homes Inc.

Mark LaHay, Planner II

Mr. LaHay confirmed that a Public Meeting on this matter was held on February 9, 2022 in accordance with the Planning Act. He summarized the application, explaining that it proposes to permit an existing seasonal dwelling to be replaced with a new dwelling with specific standards for reduced water setback standards on the eastern half of the property along with permitting a future residential use on the western half of the property to be facilitated through a subsequent application process to create one new waterfront residential lot. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the City of Kawartha Lakes Official Plan. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report that no additional comments were received. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

PAC2022-076

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Report PLAN2022-058, **Part of Lot A and Lot B, Plan 115, geographic Township of Fenelon, City of Kawartha Lakes, identified as 10 Goodman Road, Hunt Homes Inc. – D06-2021-032**, be received;

That a Zoning By-law, respecting application D06-2021-032, substantially in the form attached as Appendix D to Report PLAN2022-058 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.

Carried

7. Adjournment

PAC2022-077

Moved By J. Willock

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 4:17 p.m.

Carried