

## Council Report

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<b>Report Number:</b>	<b>PLAN2022-067</b>
<b>Meeting Date:</b>	November 1, 2022
<b>Title:</b>	<b>Removal of Holding Provision, Ivan, Salema, Mark and Loretta Gingrich</b>
<b>Description:</b>	An application to amend the Township of Emily Zoning By-law to remove the Holding provision on the property from an Agricultural Exception Thirty-Seven Holding [A1-37(H)] Zone to permit a lumber manufacturing facility as an additional use and establish applicable development standards on the subject land at 914 Centreline Road
<b>Author and Title:</b>	Mark LaHay, Planner II, MCIP, RPP

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### Recommendations:

**That** Report PLAN2022-067, **Part of Lots 14 and 15, Concession 12, geographic Township of Emily, identified as 914 Centreline Road, Ivan, Salema, Mark and Loretta Gingrich – D06-2022-014**, be received;

**That** the proposed zoning by-law amendment, substantially in the form attached as Appendix 'C' to Report PLAN2022-067, be adopted by Council; and

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

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

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

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

## **Background:**

Proposal:	This application proposes to remove the Holding (H) symbol from the Agricultural Exception Thirty-Seven Holding [A1-37(H)] Zone. The effect of the amendment is to permit a roof truss manufacturing facility as an additional use and establish applicable development standards on the subject land at 914 Centreline Road.
Owners:	Ivan, Salema, Mark and Loretta Gingrich
Applicant:	D.M. Wills Associates Limited
Legal Description:	Part of Lots 14 and 15, Concession 12, geographic Township of Emily
Official Plan:	Prime Agricultural, Rural and Environmental Protection within the City of Kawartha Lakes Official Plan (2012)
Zone:	Agricultural Exception Nineteen (A1-19) Zone, Agricultural Exception Thirty-Seven Holding [A1-37(H)] Zone and Environmental Protection (EP) Zone in the Township of Emily Zoning By-law 1996-30, as amended
Site Size:	49.7 hectares
Site Servicing:	Private individual well and septic system

## **Rationale:**

The subject land is located northeast of the Hamlet of Downeyville and southeast of the Hamlet of Dunsford on the southeast corner of Centreline Road and Sunnywood Road. A portion of the property was zoned Agricultural Exception Thirty-Seven Holding [A1-37(H)] by By-law 2021-091. A Site Plan application has been submitted for an on-farm diversified use, being a custom woodworking lumber manufacturing facility for fabricating roof trusses on the subject land. The Holding (H) symbol was placed to ensure that Site Plan Approval was obtained.

The applicant has submitted site plans, which were circulated for review by commenting departments and agencies. A subsequent site plan submission will address the comments received to permit the plans to be approved. As a result, it is now appropriate to remove the (H) Holding provision.

The owner has applied to have the Holding (H) provision removed to allow the construction of a lumber manufacturing facility on the subject land (See Appendix B) in accordance with the A1-37 zone provisions, as amended. The development of this

property is subject to the owner submitting plans with the City for approval. Site plan approval is nearing completion with construction expected to begin in the near future. On this basis, it is appropriate for Council to consider removal of the Holding (H) provision.

### **Applicable Provincial Policies:**

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and including Amendment 1, 2020 (Growth Plan) and is consistent with the Provincial Policy Statement, 2020 (PPS).

### **Official Plan Conformity:**

The subject land is designated Prime Agricultural with a small portion, which follows a watercourse, designated Environmental Protection within the City of Kawartha Lakes Official Plan (Official Plan). The proposed on-farm diversified use is within the Prime Agricultural designation. The proposed development conforms to the applicable policies of the designation.

### **Zoning By-Law Compliance:**

The portion of the property being considered by this application is zoned 'Agricultural Exception Thirty-Seven Holding [A1-37(H)]' Zone, which permits a lumber manufacturing facility as an additional use, subject to site specific development standards. The current site plan submission has demonstrated compliance with the site-specific zoning provisions. The applicant has submitted a rezoning application for removal of the Holding (H) provision to implement the proposed development.

### **Other Alternatives Considered:**

No other alternatives have been considered at this time.

### **Alignment to Strategic Priorities:**

For reference the four strategic priorities within the 2020-2023 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

This application aligns with a vibrant and growing economy as it provides opportunity to expand the economic base by maintaining and expanding employment.

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

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendment is appealed to the Ontario Land Tribunal.

### **Servicing Implications:**

The dwelling on the property is serviced by a private sewage disposal system and well. The truss manufacturing facility will have a washroom for staff, which is being connected to the existing on-site sewage disposal system. The property has adequate space to accommodate the required modifications for the extension of the system.

### **Consultations:**

Notice of this application was given in accordance with the Planning Act. At the time of writing this report, no comments were received.

### **Development Services – Planning Division Comments:**

Staff support the application based on the information contained in this report and as such, respectfully recommends that the proposed zoning by-law application to remove the Holding (H) symbol be approved and adopted by Council.

### **Attachments:**

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Mark LaHay, Planner II at 705.324.9411 ext. 1324.

Appendix 'A' – Location Map



Appendix 'A'  
PLAN2022-067.pdf

#### Appendix 'B' – Proposed Site Plan



Appendix 'B'  
PLAN2022-067.pdf

#### Appendix 'C' – Draft Zoning By-law



Appendix 'C'  
PLAN2022-067.pdf

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

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

**Department File:** D06-2022-014