



Development Services – Planning Division  
180 Kent Street West  
Lindsay ON K9V 2Y6  
Tel: (705) 324-9411 Ext. 1331  
Fax: (705) 324-4027  
e-mail: [srea@kawarthalakes.ca](mailto:srea@kawarthalakes.ca)  
website: [www.kawarthalakes.ca](http://www.kawarthalakes.ca)

## Memorandum

**To:** Chairman and Planning Advisory Committee  
**From:** Sherry L. Rea, Development Planning Supervisor  
Development Services – Planning Division  
**Date:** September 13, 2017  
**Subject:** 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)

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### Background:

On May 24, 2016, Council of the City of Kawartha Lakes adopted Official Plan Amendment No. 21 to the City of Kawartha Lakes Official Plan through the passing of By-law No. 2016-117 under Sections 17 and 24(2) of the Planning Act, R.S.O. 1990, c.P. 13, as amended and passed Zoning By-law No. 2016-118 under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

These applications proposed to re-designate portions of the land from the "Rural" designation to the "Tourist Commercial" and "Environmental Protection" designations in the City of Kawartha Lakes Official Plan and to rezone portions of the land from the Agricultural (A1) Zone to the Recreation Commercial Exception Two (C3-2) and Environmental Protection (EP) Zones.

The proposal was to permit a two (2) phased "Country Inn" development on the property with Phase 1 to include a 929 sq.m. country estate building with 14 guest rooms, a manager's apartment and a 150 person conference/event room along with 3 small two bedroom cottages/chalets. Phase 2 will include a 1,858 sq.m. lodge with 30 guest rooms and 2 additional conference/event rooms and a 2<sup>nd</sup> manager's apartment. The area of the phased development represented 31 ha of the total land holdings.

On June 17, 2016, Randal Chamberlain filed appeals of Council's decision regarding the Official Plan Amendment and Zoning By-law Amendment pursuant to Subsections 17(24) and 34(19) of the Planning Act, R.S.O. 1990, c.P.13.

On May 3, 2017, an Ontario Municipal Board Hearing was held to hear the Appeals filed by Randal Chamberlain. As a result of evidence presented at the Hearing, the Board Member determined that there was information and material presented at the Hearing that was not before Council at the time of the making of its decision.

On May 25, 2017, the City received the attached correspondence from the Board under O.Reg 549/06 which provides the City the opportunity to receive the material, undertake reconsideration of its decisions and if it so wishes, to make a written recommendation to the Board. Pursuant to the Board's correspondence, please find attached the correspondence from Board which included the following:

Report dated December 22, 2016 prepared by J.E. Coulter Associates Limited referencing Omemee Country Inn Development Proposal, City of Kawartha Lakes, Noise Study and Opinion

Environmental Noise Feasibility Study – Omemee Country Inn, dated April 27, 2017, prepared by Valcoustics Canada Ltd.

**Recommendation:**

**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

**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 (Omemee Country Inn) be received for information purposes.

Respectfully submitted,

Sherry L. Rea, MCIP, RPP  
Development Planning Supervisor

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Attach.



Memorandum -  
Sobrian-Kiezebrink-CI