



## Council Report

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**Report Number:** PLAN2023-055

**Meeting Date:** October 24, 2023

**Title:** **Removal of Holding (H) Symbol for 36 Walker's Road, geographic Township of Verulam**

**Description:** An application to amend the Township of Verulam Zoning By-law 6-87 to remove the Holding (H) symbol from the A1-18 (H) zone on the subject property  
(File D06-2019-018)

**Author and Title:** Maryann Hunt, Development Planning Supervisor

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### Recommendations:

**That** Report PLAN2023-055, Removal of Holding (H) Symbol for 36 Walker's Road, geographic Township of Verulam, be received;

**That** the proposed zoning by-law amendment, substantially in the form attached as Appendix B to Report PLAN2023-055, 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:**

On May 24, 2016 By-law 2016-114 was passed by Council which permitted the temporary use of a live action role play facility use on the subject lands. The temporary use was extended through By-law 2019-076 which was passed on April 23, 2019. A subsequent By-law 2020-077 was passed on August 20, 2020 to further refine the permitted uses on the subject property and to apply a Holding (H) symbol. The purpose of the subject zoning by-law amendment is to remove the Holding (H) symbol on the subject property.

Owner:	William Ashby and Joseph McGale
Applicant:	EcoVue Consulting Services Inc. c/o Beverly Saunders
Legal Description:	Part of Lot 26, Concession 6, geographic Township of Verulam, now City of Kawartha Lakes; municipally identified as 36 Walker's Road
Designation:	'Rural' and 'Environmental Protection' on Schedule A of the City of Kawartha Lakes Official Plan (2012)
Zone:	Rural General Special Eighteen Holding 'A1-18 (H)' and Open Space Special Seventeen 'OS-17' on Schedule 'A' to Township of Verulam Zoning By-law 6-87
Site Servicing:	No water or wastewater services
Existing Uses:	Temporary structures and building facades associated with the existing live action role play use
Adjacent Uses:	Agricultural/Natural Features

## **Rationale:**

The property is zoned Rural General Special Requirement Eighteen with a Holding provision (A1-18(H)) and Open Space Special Requirement Seventeen (OS-17). The A1-18 (H) Zone permits the use of the property for Live Action Role Play Facility use, which is defined as a facility-use intended for organized outdoor recreation activity by persons engaged in a structured role-playing game. The Holding (H) provision was put in place to require the owners to enter into a site plan agreement with the City and file an Archaeological Assessment prior to any soil disturbance. The site plan agreement between the City and the owners has been finalized. Regarding archaeology, no soil

disturbance is proposed and the site will continue to function with the temporary structures and building facades. As such, no archaeological works are required at this time. Should permanent buildings or regrading be proposed in the future, a site plan amendment will be required and an archaeological study will be provided at that time.

On this basis, it is appropriate for Council to consider removal of the Holding (H) provision for the subject lot.

### **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 lands are designated 'Rural' and 'Environmental Protection' on Schedule A of the City of Kawartha Lakes Official Plan. The proposed development conforms to the applicable policies of the designations.

### **Zoning By-law Compliance:**

The lands subject to the application are zoned Rural General Special Eighteen Holding 'A1-18 (H)' and Open Space Special Seventeen 'OS-17' on Schedule 'A' to Township of Verulam Zoning By-law 6-87. As outlined above, it is appropriate to remove the Holding symbol based on the finalization of the site plan agreement and the lack of soil disturbance proposed.

### **Other Alternatives Considered:**

No other alternatives have been taken into consideration.

### **Alignment to Strategic Priorities**

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

This application aligns with both the 'Vibrant and Growing Economy', 'Exceptional Quality of Life' and 'Healthy Environment' priorities by increasing tourism opportunities, as well as ensuring limited activity in the Open Space zone which protects the natural features on the property.

### **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 development is not serviced at this time.

### **Consultations:**

Notice of this application was given in accordance with the Planning Act.

### **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 contact Maryann Hunt, Development Planning Supervisor, 705.324.9411 ext. 1368.

#### Appendix A – Key Map



PLAN2023-055  
Appendix A - Key Map

#### Appendix B – Zoning By-law Amendment



PLAN2023-055  
Appendix B ZBA.pdf

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

**Department File:** D06-2019-018