

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

PC2023-09

Wednesday, October 11, 2023

1:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Doug Elmslie

Deputy Mayor Tracy Richardson

Councillor Pat Warren

Mike Barkwell

Patrick O'Reilly

Andrew Veale

Jason Willock

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1. **Call to Order and Adoption of Agenda**

Chairperson A. Veale called the meeting to order at 1:00 p.m. Mayor D. Elmslie, Deputy Mayor T. Richardson, Councillor P. Warren, and Committee Members M. Barkwell, P. O'Reilly, 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, Supervisor of Development Planning M. Hunt, and WSP Senior Planner J. Derworiz were also in attendance.

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

PAC2023-061

Moved By Deputy Mayor Richardson

Seconded By Councillor Warren

That the agenda for the Wednesday, October 11, 2023 Planning Advisory Committee Meeting be adopted as circulated.

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. The Chair also requested staff to advise on the manner of giving notice for each application and asked staff to briefly describe each proposal and summarize any correspondence, if any, received to date.

3.1 PLAN2023-050

Application to Amend the Township of Eldon Zoning By-law 94-14 at 915 Lorneville Road - Ross

Jonathan Derworiz, Senior Planner - WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.1.1 Public Meeting

Mr. Derworiz 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. They summarized the application,

explaining that it proposes to sever a farmhouse on approximately 0.99 ha of land deemed surplus to the needs of the farming operation and retain approximately 62 ha of agricultural land. This is part of a revised consent application that was approved subject to conditions of provisional consent, as granted by Staff on March 28, 2023. As a condition of the provisional consent, the retained agricultural land is to be rezoned to prohibit residential uses, and the severed lot be rezoned to a rural residential zone to recognize the residential use and new lot configuration as a result of the severance. 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. Derworiz summarized the comments received to date, as detailed in their report, noting that subsequent to the writing of the report that no additional comments of concern were received. Staff are recommending that the application be forwarded to Council for approval.

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

Doug Carroll spoke as the applicant on behalf of the owners and stated that they had nothing further to add to the presentation of the Planner or their report. He made himself available for any questions.

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

No persons spoke to the application.

The Public Meeting concluded at 1:07p.m.

3.1.2 Business Arising from the Public Meeting

PAC2023-062

Moved By Mayor Elmslie

Seconded By Councillor Warren

That Report PLAN2023-050, **Amend The Township of Eldon Zoning By-law 94-14 at 915 Lorneville Road**, be received;

That a Zoning By-law, respecting application D06-2023-021, substantially in the form attached as Appendix D to Report PLAN2023-050 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

3.2 PLAN2023-052

Application to Amend the City of Kawartha Lakes Official Plan and Township of Emily Zoning By-law 1996-30, Together with a Draft Plan of Subdivision at 8 Mitchell Drive - Mitchell

Maryann Hunt, Development Planning Supervisor

3.2.1 Public Meeting

Ms. Hunt 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. She summarized the application, explaining that it proposes to redesignate and rezone the property to permit a draft plan of subdivision consisting of 7 new residential lots. Six of the lots would contain new dwelling units and associated private infrastructure. The remainder of the lands owned by the applicant would become a 7th lot and contain the existing residential dwelling and accessory structures. Three of the new lots would be located directly adjacent to Pigeon River and the other four lots would be considered “backlots” as they would not have frontage directly on to the River. Two of the lots (one of these including the lot containing the existing residential uses) would have frontage and access from Mitchell Drive with the remaining five new lots having frontage and access from Southshore Road. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan are to be determined upon further review of the applications. Ms. Hunt summarized the comments received to date, as detailed in their report, noting that subsequent to the writing of the report additional comments were received from Gordon Petch on behalf of Casey Vollering. She summarized the comments stating that concerns regarding the following issues were raised:

- Well and septic system servicing for the new lots, and any potential impact on neighbouring lots;
- Stormwater run off near adjacent roads;
- Removal of slope near Yankee line removes a noise barrier; and
- Meeting the character of the area;

She further noted a revised draft plan had been received by the applicant, EcoVue Consulting. Staff are recommending that the applications be referred back to staff for further review and processing until such time as all comments and concerns have been addressed. Ms. Hunt and Mr. Holy responded to questions from members of the Committee.

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

Beverly Saunders of EcoVue Consulting spoke as the applicant on behalf of the owner. She noted that the application is supported by an environmental impact and stormwater management plan. She also stated that the back lots access to water by a road allowance is not contingent on the application. She further explained that the revised draft plan that was circulated to the Committee was done so to address the Minimum Distance Separation (MDS) setbacks from a nearby agricultural building, however, they have since confirmed that the building will no longer house livestock, and thus the MDS setbacks are not required.

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

C. Vollering spoke as an area resident and provided an overview of his concerns submitted on behalf of his lawyer (G. Petch) expressing concerns with the following issues:

- Density of houses on the size of the lots;
- How much of the hill, on the land to be developed, will be removed as it acts as a noise barrier; and
- Stormwater management plan to indicate the changes in drainage

No other persons spoke to the application.

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

3.2.2 Business Arising from the Public Meeting

PAC2023-063

Moved By Deputy Mayor Richardson

Seconded By P. O'Reilly

That Report PLAN2023-052, **8 Mitchell Drive, Geographic Township of Emily, Applications D01-2023-002, D06-2023-018 and D05-2023-005, Seven (7) Lot Residential Plan of Subdivision**, be received; and

That PLAN2023-052 respecting Applications D01-2023-002, D06-2023-018 and D05-2023-005 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City Departments, and that any comments and concerns have been addressed.

Carried

3.3 PLAN2023-053

Application to Amend the Township of Manvers and Oak Ridges Moraine Zoning By-laws Together with a Red-Line Revision to Draft Plan of Subdivision at Ski Hill Road, Bethany - Woodland Hills Phase 3 (Kerr)

Maryann Hunt, Development Planning Supervisor

3.3.1 Public Meeting

Ms. Hunt 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. They summarized the application, explaining that it proposes to include the following components:

- Four (4) internal roads with the main internal road connecting with Ski Hill Road just north of Woodland Trail. Access is also now provided from the subdivision to Dranoel Road.
- Three (3) stormwater management blocks are now proposed to align with Ministry of Environment, Conservation and Parks requirements.
- The lot pattern is reorganized to accommodate 163 lots in comparison to the existing draft plan which permits 155 lots, resulting in an increase of 8 residential lots.
- The two previous park blocks have been removed, but Block 167 is proposed to include a parkette which is under review by City Parks and Recreation staff.
- The commercial block previously located in the south/west corner of the draft plan has been removed.

The proposed zoning by-law amendment application is requested to:

- Rezone certain lands to permit stormwater management facilities and reconfigured residential lots;
- Harmonize the Oak Ridges Moraine and Township of Manvers Zoning By-laws where they intersect for some lots within the draft plan of subdivision;
- Remove the Holding (H) Symbol from the residential zones; and
- Provide relief from provisions in the Rural Residential Type Two Exception Fourteen (RR2-S14) zone to permit reduced front and rear yard setbacks.

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 following a review of all the comments and supporting documents. Ms. Hunt summarized the comments received to date, as detailed in her report,

noting that subsequent to the writing of the report additional comments were received from the following individuals and groups:

- The Township of Cavan Monaghan;
- Otonabee Conservation Authority;
- G. and C. Musselman;
- G. and L. Kent;
- L. Coppola;
- B. Chesla;
- T. and C. Gillespie; and
- A. Bycok;

She summarized the comments received noting the following issues raised:

- Appropriateness of the amount of proposed lots with individual servicing;
- Impact to area water quality and quantity, and water pressure;
- Traffic issues along Dranoel Road and entering and exiting Highway 7A and adjacent roadways;
- Protection of natural features on the property; and
- Potential for light pollution from street lighting.

Staff are recommending that the application be referred back to staff for further review and processing until such time as all comments and concerns have been addressed. Mr. Holy responded to questions from members of the Committee.

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

Kent Randall of EcoVue Consulting spoke as the applicant on behalf of the owners and stated that this application is a narrow modification to existing zoning and approvals, including updates to modern sustainability requirements. He noted that a hydrogeological study had been submitted that supports the additional 8 lots, and it is being peer reviewed currently. He further noted that previous phases of this development included optional well monitoring plans for groundwater as water levels changes. He made himself available for any questions from the Committee members.

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

Canice John spoke as an area resident in opposition to the application stating that the road conditions on Dranoel Road are poor, and that the Township of Cavan Monaghan is regularly applying treatment to the road in the winter. He noted that the number of homes proposed along Dranoel Road is in contrast to

the steep hills and wildlife in the area, and recommended that the speed limit be lowered. He further expressed concerns for the groundwater in the area, and echoed the concerns brought forward by the Township of Cavan Monaghan.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the issues raised, and Mr. Randall directed all to refer to the comments provided by the Township of Cavan Monaghan.

The Public Meeting concluded at 1:53 p.m.

3.3.2 Business Arising from the Public Meeting

PAC2023-064

Moved By P. O'Reilly

Seconded By M. Barkwell

That Report PLAN2023-053, **Woodland Hills Phase Three Zoning By-law Amendment (D06-2023-014) and Red-Line Revision to Draft Plan of Subdivision (D05-2023-004) Applications**, be received; and

That PLAN2023-053 respecting Applications D06-2023-014 and D05-2023-004 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City Departments, and that any comments and concerns have been addressed.

Carried

3.4 PLAN2023-054

Application to Amend the Township of Fenelon Zoning By-law 12-95 at 3 Janice Drive, Pleasant Point - Sprucewood Properties Inc.

Jonathan Derworiz, Senior Planner - WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.4.1 Public Meeting

Mr. Derworiz 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. They summarized the application, explaining that it proposes to establish zone provisions that facilitate the severance and re-establishment of six residential lots. Consent applications will be required for lot creation should the amendment to the Zoning By-law be approved. Each of the severed and retained parcels would maintain access onto

Janice Drive. Each parcel will maintain a minimum lot area of 600 m² as required by the Official Plan. To accommodate appropriate zone provisions that would facilitate the development of the lots, the applicant is proposing a rezoning from RR3 Zone to Rural Residential Type Three Exception (RR3-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 comments and supporting documentation.

Mr. Derworiz summarized the comments received to date, as detailed in their report, noting that subsequent to the writing of the report additional comments were received from the following individuals:

- L. Love;
- P. Vessio; and
- V. Albano

He summarized the comments from the public which presented the following issues;

- Density of development;
- Loss of vegetation, old growth trees, and other natural habitats;
- Well and septic system capacities;
- Integration of designs of new homes in an existing neighbourhood;
- Road design of Janice Drive;
- Availability of developable land elsewhere in Kawartha Lakes;

Staff are recommending that the application be referred back to staff for review and processing until outstanding comments are received and technical reviews are completed. Mr. Derworiz responded to questions from members of the Committee.

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

Ian Franklin of KLM Planning Partners spoke as the applicant and gave an overview of his presentation which is attached to the minutes, and highlighted the following themes:

- Location and site history;
- Existing Official Plan and Zoning By-law context;
- Concept plan; and
- A summary of the documentation submitted to support the application;

Mr. Franklin and Ms. Sisson responded to questions from the members of the Committee.

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

Paul Vessio spoke as an area resident in opposition to the application and expressed concern with the loss of 100 year old pine, oak, and maple trees, and the density of natural habitat that may have to be destroyed for the dense development. He noted that there is other developable lands in Kawartha Lakes, and that the existing natural habitat should be kept. He also expressed concern about potential loss off property values in the neighbourhood, and the potential for indigenous interest in the lands.

No other persons spoke to the application.

The Chair permitted Mr. Franklin to respond to the issues raised at the Public Meeting. Mr. Franklin emphasized that single-detached dwellings (not semi-detached) are proposed, and that the lot pattern pre-exists the Zoning By-law, and had long been contemplated as demonstrated by the Zoning By-law mapping. He further compared the development on Janice Drive to existing development on Dover and Holly Streets, where dense development currently exists. He stated that as many trees would be maintained as possible, and that Curve Lake First Nation has been consulted, and noted no significant concerns.

The Public Meeting concluded at 2:25 p.m.

3.4.2 Business Arising from the Public Meeting

PAC2023-065

Moved By P. O'Reilly

Seconded By M. Barkwell

That Report PLAN2023-054, **Township of Fenelon Zoning By-law Amendment for 3 Janice Drive**, be received for information; and

That Report PLAN2023-054, be referred back to Staff to address any public and agency comments resulting from the process.

Carried

4. **Deputations**

5. **Correspondence**

6. **Regular and Returned Reports**

7. Adjournment

PAC2023-066

Moved By Councillor Warren

Seconded By Deputy Mayor Richardson

That the Planning Advisory Committee Meeting adjourn at 2:26 p.m.

Carried