



Municipal Heritage Committee Report

Report Number: KLMHC2024-027
Meeting Date: April 4, 2024
Title: **Planning Act Application Review – 26 Country Club Drive, Verulam Township**
Description: Zoning By-law amendment application regarding 26 Country Club Drive, Verulam
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-027, **Planning Act Application Review – 26 Country Club Drive, Verulam Township**, be received; and

That comments be provided to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes has received an application to amend the Township of Verulam Zoning By-law 6-87. The subject property is located at 26 Country Club Drive (Eganridge Resort and Golf Club). The intention of the amendment is to permit a three storey addition to the existing hotel. The addition consists of a total of 41 additional hotel suites and an addition to the space amenity area which will expand the pool amenity area associated with the spa. The concept plan and architectural drawings for the proposed addition are attached as Appendix A.

The ZBA proposed to amend the zoning for a portion of the property where the existing hotel is located. The existing hotel is currently non-conforming as the property is zoned Agricultural (A) Zone which does not permit the current use or the proposed extension. The proposed rezoning would amend the zoning of a portion of the property from Agricultural to Commercial (C3) Zone to legally recognize the existing hotel and permit an addition.

The existing hotel and spa building does not have heritage protection or value but is located on the same property as Dunsford House, also known as the Beehive, which is used by the resort for accommodation and is listed on the City's Heritage Register. Dunsford House was constructed around 1839 as a home for the Reverend James Hartley Dunsford and was one of a number of estate houses constructed for members of the military and gentry who settled in Verulam Township throughout the 1830s. It is the largest historic log home in Kawartha Lakes and has significant historic and architectural value.

The proposed ZBA and addition to the main resort building should have a limited impact on the listed building. However, the Committee may want to comment on the proposed addition in relation to the existing historic structure.

Rationale:

As the property contains a listed building, the Committee may want to comment on this application in relation to the impact of the addition, which will be permitted by the rezoning, on the historic log structure. This may include its visual impact on the property in relation to the log structure.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

N/A

Attachments:

Appendix A – Concept Plan and Architectural Drawings



Adobe Acrobat
Document

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Department Head: Leah Barrie, Director of Development Services