



Planning Advisory Committee Report

Report Number:	PLAN2024-052
Meeting Date:	September 11, 2024
Title:	Zoning By-law Amendment, 75 Main Street (Lot 5 East of Main Street, Plan 70, Village of Bobcaygeon), 75Maindev Inc. (Kevin M. Duguay, KMD Community Planning and Consulting Inc.)
Description:	Amendment to permit the proposed development of a multiple-unit townhouse development (16 units contained in two (2) buildings)
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Raphael Romeral, Dillon Consulting Limited and Amanda-Brea Watson, MCIP,RPP Urban Planners on behalf the City of Kawartha Lakes

Recommendation(s):

That Report PLAN2024-052, Zoning By-law Amendment, 75 Main Street (Lot 5 East of Main Street, Plan 70, Village of Bobcaygeon), 75Maindev Inc. (Kevin M. Duguay, KMD Community Planning and Consulting Inc.), be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The applicant is seeking to develop a multiple-unit townhouse development (16 units contained in two (2) buildings)¹. An amendment to the Village of Bobcaygeon Zoning By-law 16-78 is required to change the 'Central Commercial (C1) Zone' in order to facilitate the proposal.

Owner:	75Maindev Inc.
Applicant:	Kevin M. Duguay, KMD Community Planning and Consulting Inc.
Property Description²:	Legal Description: Lot 5 East of Main Street, Plan 70; Village of Bobcaygeon
	Municipal Address: 75 Main Street
Official Plan:	'Urban Settlement Area' in Schedule 'A-5' of the City of Kawartha Lakes Official Plan; 'Urban' in Schedule 'A-2' of the Victoria County Official Plan
Zoning By-law:	'Central Commercial (C1) Zone' (Schedule 'A') in the Village of Bobcaygeon Comprehensive Zoning By-law 16-78, as amended
Lot Area:	0.21 ha. (0.51 ac.)
Servicing:	Municipal Water; Sanitary Sewers; and Storm sewers
Access:	Municipal – Collector (Main Street)
Existing Uses:	Residential
Adjacent Uses:	North: Commercial (Business or professional offices)
	East: Residential (Single Family Detached Dwelling)
	South: Commercial (Retail stores, service shops)
	West: Residential (Multiple-unit townhouse)

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

Application Process:

The Planning Division received the application submission package on June 21, 2024 which included the following reports and plans in support of the application:

1. Traffic Brief, prepared by Asurza Engineers, dated November 24, 2023;
2. Environmental Impact Study – Species at Risk, prepared by Azimuth Environmental Consulting Inc., dated August 30, 2023;
3. Concept Plan – Building Plans, prepared by NIA Architects, dated April 05 2024;
4. Zoning By-law Amendment Summary Prepared by Kevin M. Duguay Community Planning and Consulting Inc.
5. Functional Servicing Report, prepared by Engage Engineering Ltd., dated February 2024;
6. Preliminary Stormwater Management Report, prepared by Engage Engineering Ltd., dated February 2024;
7. Final Preconsultation Comments, prepared by the City of Kawartha Lakes, dated August 12, 2022;
8. Topographic Base Plan, prepared by IBW Surveyors, dated March 08, 2023
9. Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated May 13, 2024;
10. Memo, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated June 10, 2024;
11. Preliminary Geotechnical Investigation, prepared by Orbit Engineering Limited, dated April 26, 2024;
12. Preliminary Hydrogeological Investigation, prepared by Orbit Engineering Limited, dated April 29, 2024;
13. Stage 2 Archaeological Assessment Report, prepared by Irvin Heritage Inc., dated April 30, 2024;
14. Site-Area Photographs, prepared by Kevin M. Duguay Community Planning and Consulting Inc.; and
15. Urban Design Brief, prepared by NIA Architects Inc., dated March 2024

Staff deemed the application 'complete' under the requirements of the Planning Act on August 12, 2024, and initiated Agency consultation on August 12, 2024 with a requested review period of the application submission package by August 26, 2024. All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the application through circulation of the Notice of Public Meeting on August 15, 2024.

Staff are working with the applicant to address the deficiencies of this initial application, as it relates largely to Planning review comments with respect to Official Plan conformity. Once these matters have been addressed the application can return to PAC.

Application Review³:

Planning staff is reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Policy Statement, 2020; A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Official Plan must be consistent with applicable provincial policies, and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120 metre radius, agencies, and City Departments which may have an interest in the application. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

Other Alternatives Considered:

The Pre-Consultation Report dated August 26, 2022, proposed a multi-unit residential building consisting of 17 units, whereas this application proposes 16 townhouse units in two (2) buildings of rental tenure.

Conclusion:

Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

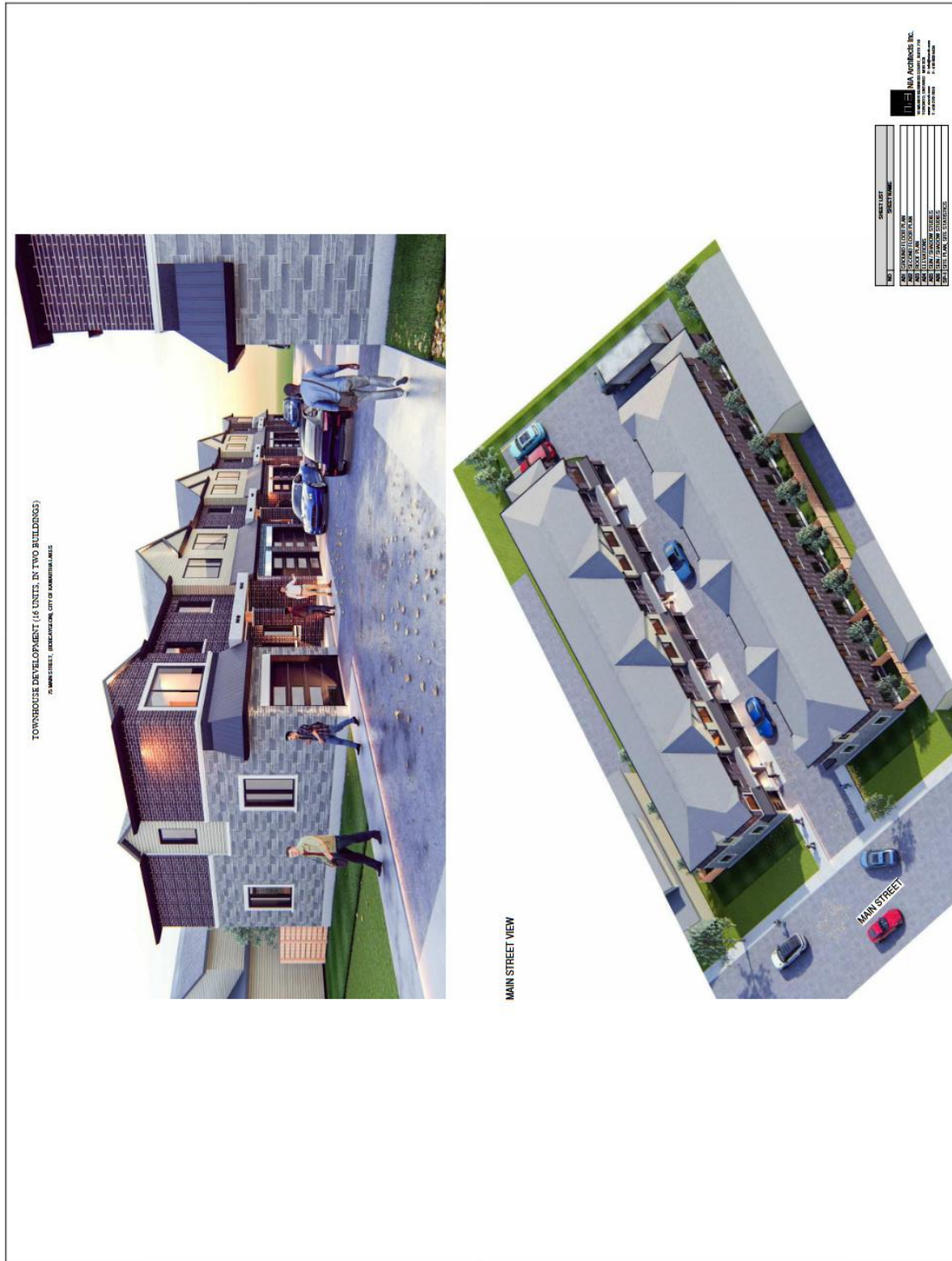
³ See Schedule 3 – Provincial and Municipal Land Use Framework

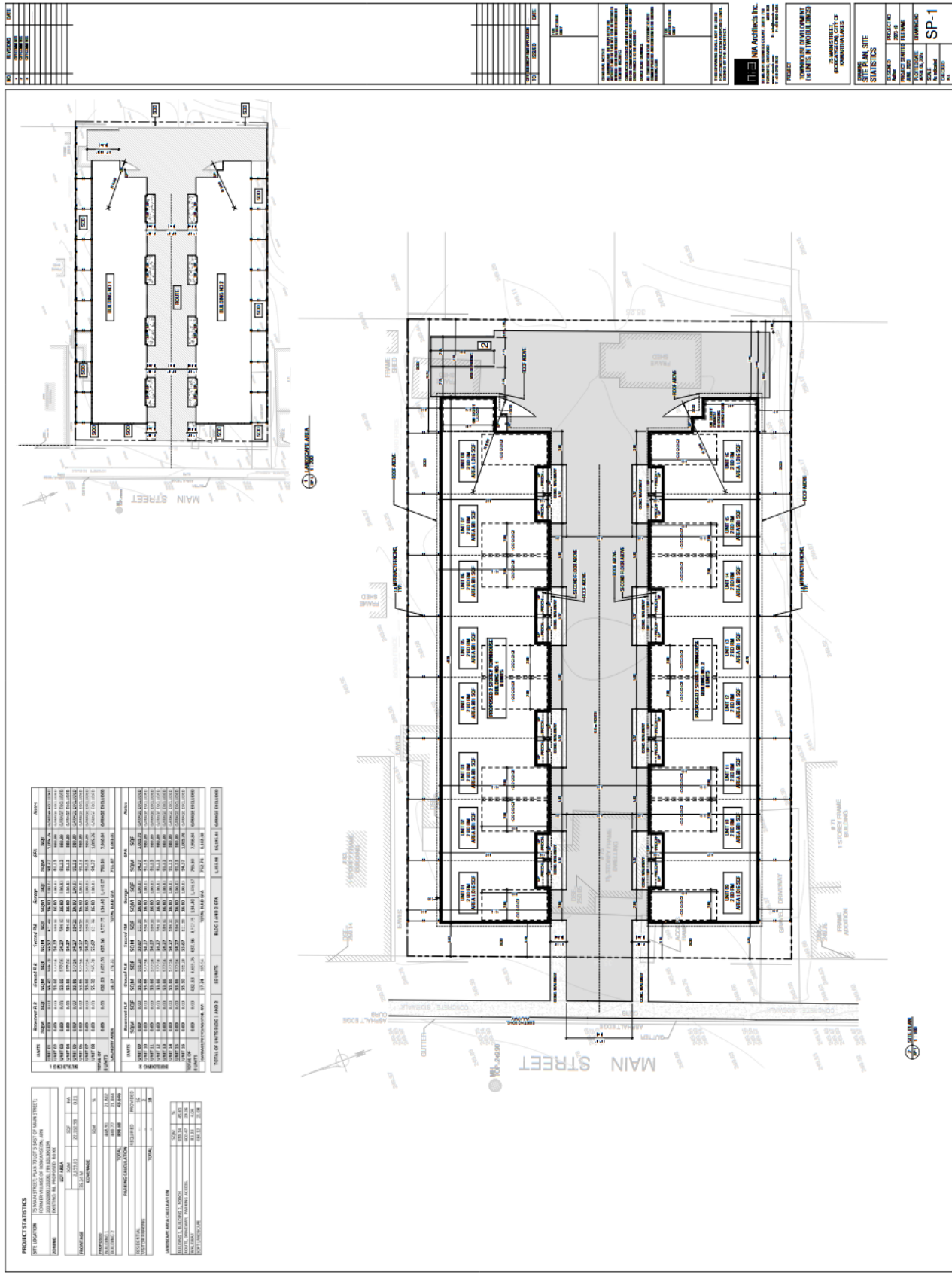
Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

Department File: D06-2024-016

Schedule 1 – Proposed Concept Plan





PROJECT ZONING BY-LAW AMENDMENT (75 MAIN STREET, VILLAGE OF BOBCAYGEON)	
PREPARED BY KMD COMMUNITY PLANNING AND CONSULTING INC.	
DATE 2024-05-22	
SCALE AS SHOWN	
PROJECT NO. 2024-052	
CLIENT 75MAINDEV INC.	
DESIGNER KEVIN M. DUGUAY	
PROJECT MANAGER KEVIN M. DUGUAY	
DATE OF PREPARATION 2024-05-22	
DATE OF REVISION 2024-05-22	
DATE OF APPROVAL 2024-05-22	
DATE OF CLOSURE 2024-05-22	
DATE OF EXPIRY 2024-05-22	
DATE OF REVIEW 2024-05-22	
DATE OF SIGNATURE 2024-05-22	
DATE OF SEALING 2024-05-22	
DATE OF CANCELLATION 2024-05-22	
DATE OF DELETION 2024-05-22	

NO. 1	DATE	DESCRIPTION
1	2024-05-22	ISSUED FOR PERMITTING
2	2024-05-22	ISSUED FOR PERMITTING
3	2024-05-22	ISSUED FOR PERMITTING
4	2024-05-22	ISSUED FOR PERMITTING
5	2024-05-22	ISSUED FOR PERMITTING
6	2024-05-22	ISSUED FOR PERMITTING
7	2024-05-22	ISSUED FOR PERMITTING
8	2024-05-22	ISSUED FOR PERMITTING
9	2024-05-22	ISSUED FOR PERMITTING
10	2024-05-22	ISSUED FOR PERMITTING

PROJECT STATISTICS PROJECT NO.: 2024-052 PROJECT NAME: ZONING BY-LAW AMENDMENT (75 MAIN STREET, VILLAGE OF BOBCAYGEON)	
CLIENT 75MAINDEV INC.	
DESIGNER KEVIN M. DUGUAY	
DATE OF PREPARATION 2024-05-22	
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Schedule 2 – Site Mapping

Location Map



Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas.

Municipal planning authorities are required to manage and direct land use to achieve efficient and resilient development and land use patterns, where strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)

The Growth Plan is a regional growth management policy for lands within the Greater Golden Horseshoe, to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The Growth Plan identifies density and intensification targets, urban growth centres, strategic employment areas, and settlement area restrictions designed to mitigate negative environmental, economic, and human health impacts associated with sprawling, uncoordinated growth in the region.

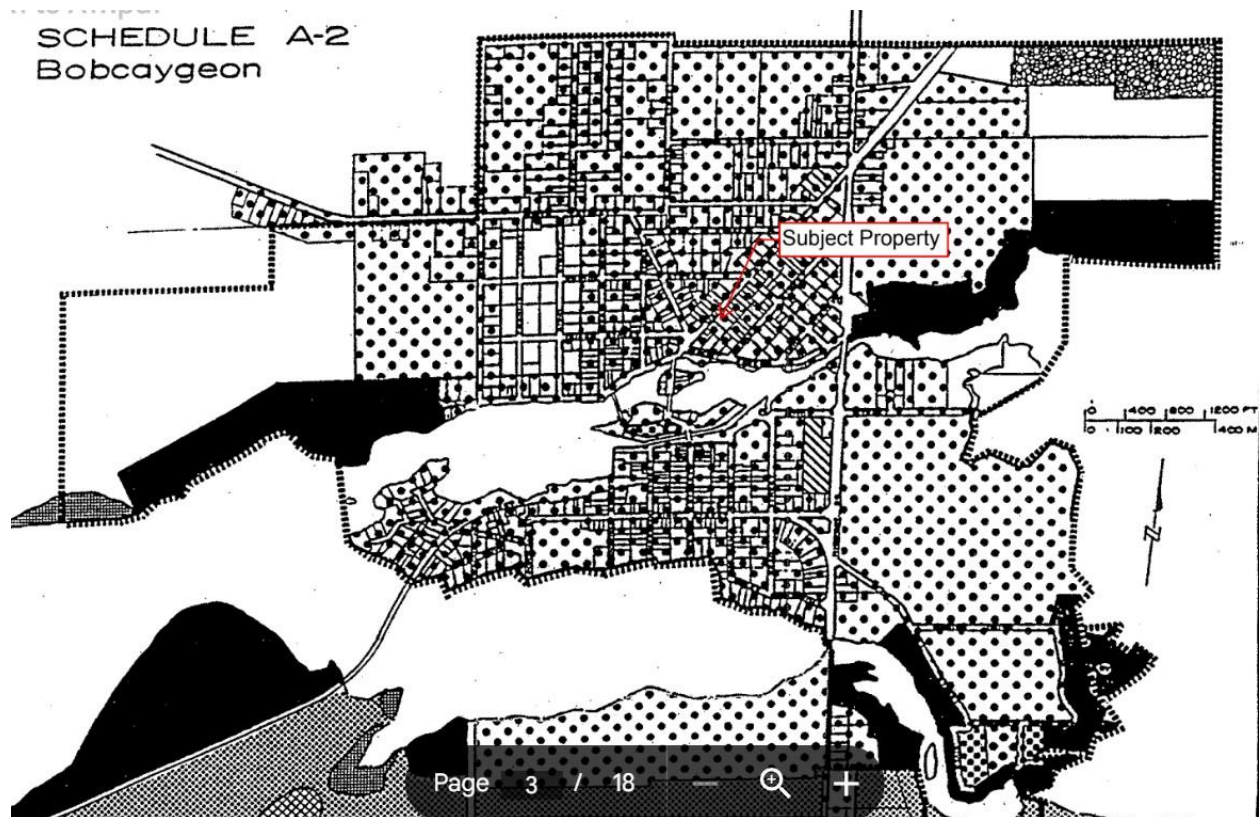
The Growth Plan emphasizes the importance of building complete communities, and building on the policy framework established in the PPS.

City of Kawartha Lakes Official Plan

The Official Plan is the City’s policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The City of Kawartha Lakes Official Plan (CKLOP) replaces the former Victoria County Official Plan (VCOP) to reflect the overall vision established by the City as a single tier municipality and approval authority. However, the corresponding policies for the Bobcaygeon Secondary Plan are under appeal at the Ontario Land Tribunal, and as such, the ‘Urban’ designation policies of the VCOP continue to apply.

The Official Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law. As the Bobcaygeon Secondary Plan remains under appeal, the policies of the Victoria County Official Plan continue to apply. The lands are designated ‘Urban’ as indicated in the following schedule:



Village of Bobcaygeon Zoning By-law 16-78

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The lands are zoned 'Central Commercial (C1)' as indicated in the following schedule:

