



Planning Advisory Committee Report

Report Number:	PLAN2024-059
Meeting Date:	November 6, 2024
Title:	Official Plan Amendment & 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:	Amendments to permit the proposed development of a multiple-unit townhouse development (16 units contained in two (2) buildings). D01-2024-007 & D06-2024-016
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 16; and, further information for the purposes of a returning report 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:

That Report **PLAN2024-059**, Official Plan Amendment & 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: _____

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 Bobcaygeon Secondary Plan is required to permit the density of 78 units per net hectare (129 square metres of lot area per dwelling unit) in the Central Business District land use designation; and, an amendment to the Village of Bobcaygeon Zoning By-law 16-78 is required to change the 'Central Commercial (C1)' Zone to facilitate the proposal.

Please note that previous staff report PLAN2024-52 was received and presented for informational purposes to Planning Advisory Committee on September 11th, 2024 in order to fulfill the statutory public meeting requirement for the Zoning By-law Amendment application component of the proposed development. The re-zoning application is returning for further update.

The intent of the subject staff report PLAN2024-059 is to pair the Official Plan Amendment application component of the proposed development with the existing Zoning By-law Amendment application, and to present the re-designation application for informational purposes in order to fulfill its statutory public meeting requirement.

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; 'Central Business District' in Schedule F-2 of the Bobcaygeon Secondary 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)

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

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)

Application Process:

Further to the Zoning By-law Amendment application submission package and application process described in PLAN2024-52, the Planning Division has since received the Official Plan Amendment application submission package on September 23, 2024, which included the following additional reports and plans in support of the application:

1. Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated September 23, 2024;
2. Planning Advisory Committee Report, prepared by the City of Kawartha Lakes, dated September 11, 2024;
3. Official Plan Amendment Summary, prepared by Kevin M. Duguay Community Planning and Consulting Inc.;
4. Application for Official Plan Amendment, prepared by Kevin M. Duguay; and
5. Memo, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated September 23, 2024.

Staff deemed the Official Plan Amendment application ‘complete’ under the requirements of the Planning Act on September 27, 2024, and initiated Agency consultation on September 27, 2024 with a requested review period of the application submission package by October 11, 2024. All of the reports and plans submitted as part of the Official Plan Amendment application have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the Official Plan Amendment application through circulation of the Notice of Public Meeting on October 10, 2024.

In response, a number of commenting partners have requested additional time to review the materials.

Application Review³:

Planning Staff is reviewing the Official Plan Amendment application submission package in conjunction with the previously submitted Zoning By-law Amendment 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 Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan, Bobcaygeon Secondary Plan and applicable Zoning By-law.

As part of the review, Planning Staff have determined a number of outstanding issues, and are working with the applicant and relevant parties to address them.

In terms of the Zoning By-law Amendment, the applicant is requesting a reduction in the parking spaces provided for a residential use in the Bobcaygeon Zoning By-law from 2 per dwelling unit to 1 per dwelling unit. On-street parking was noted as a public concern at the previous Planning Advisory Committee meeting on this file on September 11, 2024, and in written correspondence from members of the public. There remains an issue with potential parking spillover onto Main Street. City Development Engineering Staff have also indicated that a more in-depth analysis of parking demand / accommodation is required. Planning Staff concur with this recommendation to ensure there is no potential issue with parking spillover. Parking alternatives have not been identified in the Traffic Brief as of yet.

Furthermore, the proposed development seeks to increase the maximum lot coverage from 30 percent to 46 percent. Comments from City Development Engineering noted that the 6-metre available width of the laneway between the townhouses is not sufficient to safely accommodate parking. This issue, coupled with the already larger lot coverage being sought, poses a challenge to site design that could have operational implications.

In terms of the Official Plan Amendment, the Bobcaygeon Secondary Plan is now in effect. Accordingly, the Victoria County Official Plan policies for the Subject Lands are no longer applicable. The Bobcaygeon Secondary Plan designates the Subject Lands and surrounding area on Main Street as 'Central Business District' and further discussions and review are required to confirm the proposed development fully conforms to the intent of the Secondary Plan in regards to increased density and overall

³ See Schedule 3 – Provincial and Municipal Land Use Framework

compatibility. Staff also wish to support on-going discussions between the proponent and the City's Human Services-Housing Division regarding the feasibility and implementation of at least two (2) affordable housing dwelling units as initially proposed.

Moreover, City Development Engineering staff noted that an evaluation of the servicing allocation based on the existing commercial zoning and proposed servicing requirements for the new proposed residential land use must be completed and updated in the Functional Servicing Report. This is to be completed for both water and sanitary servicing.

These outstanding issues will need to be addressed, as they have impacts to the overall zoning of the Subject Lands and permitted uses proposed through the Official Plan Amendment. 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.

Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

Department File: D01-2024-007 & D06-2024-016

Schedule 1 – Proposed Concept Plan

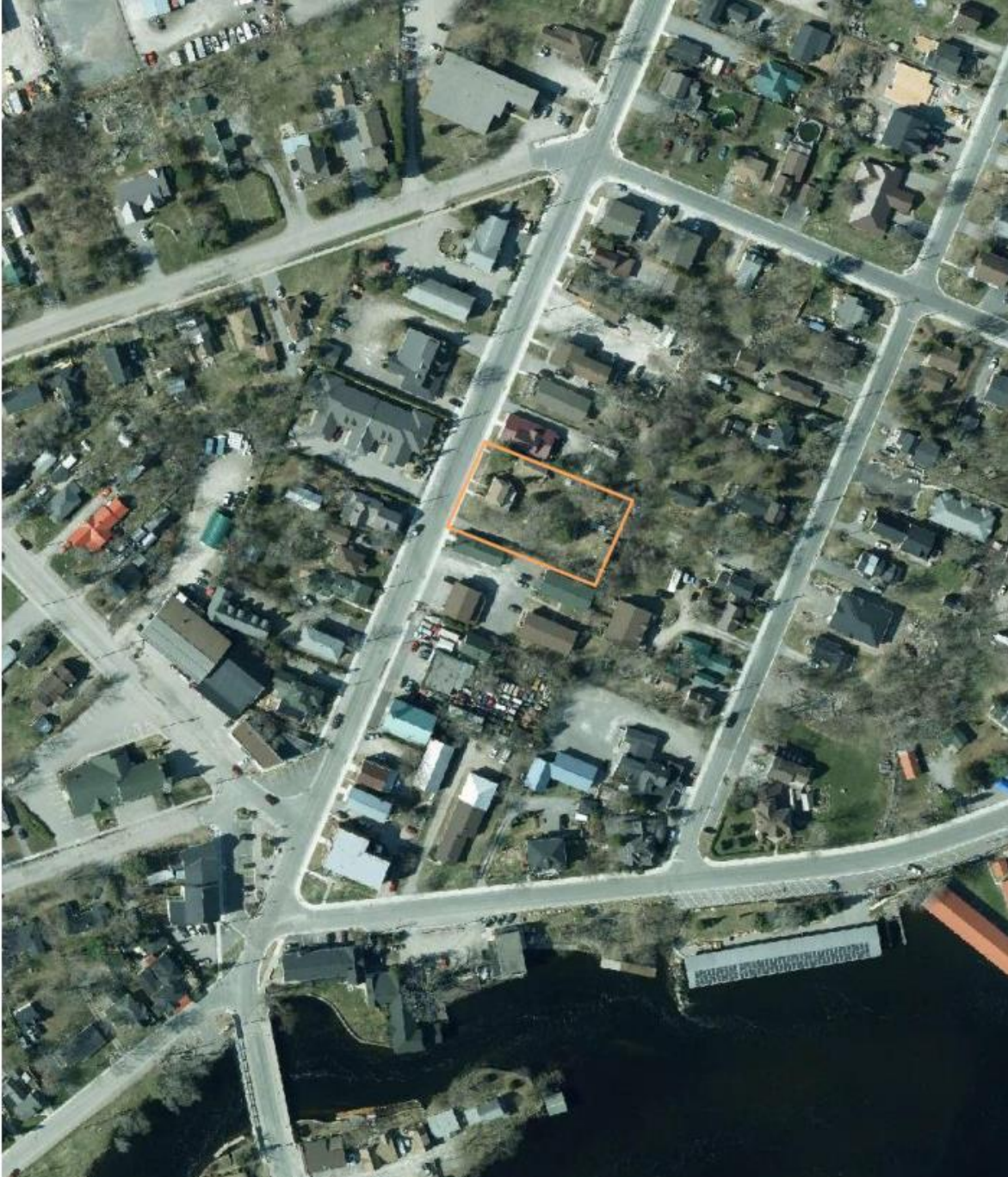


Schedule 2 – Site Mapping

Location Map



Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (2024)

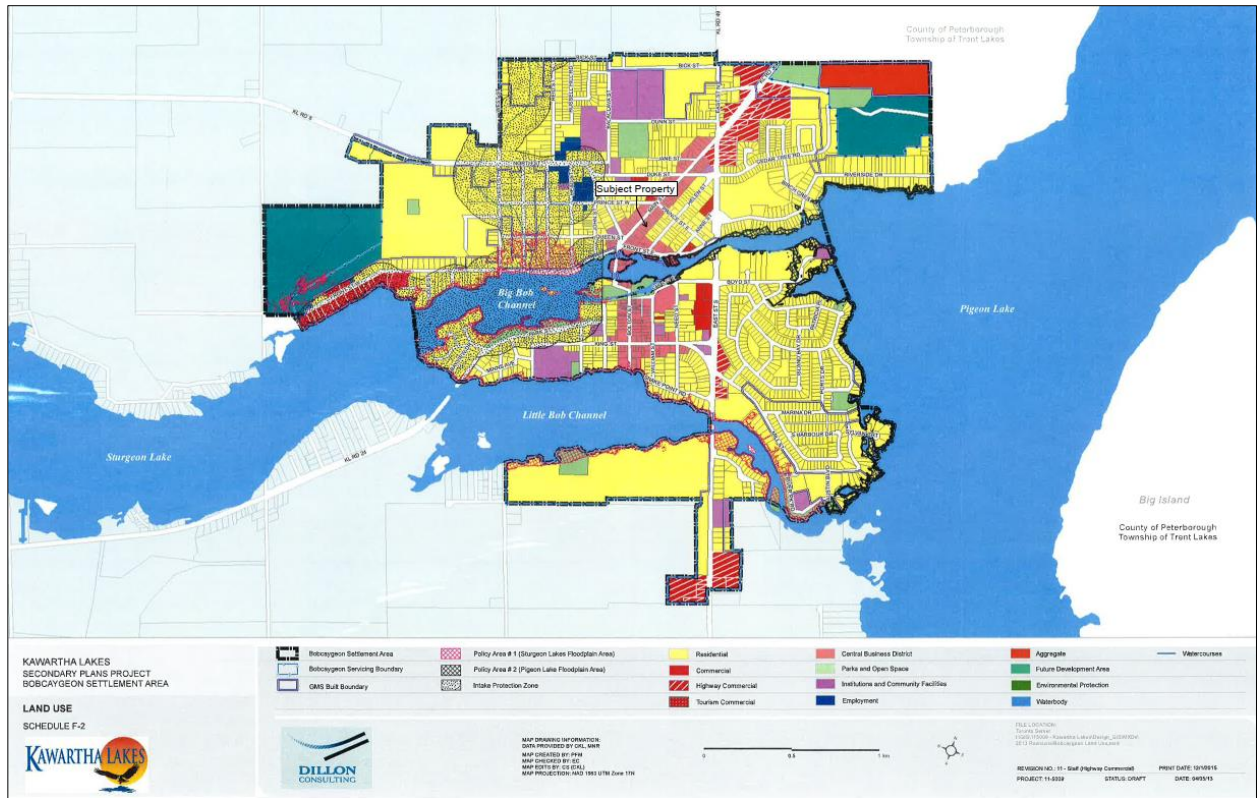
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

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 Official Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law. As such, the policies of the Bobcaygeon Secondary Plan within the City of Kawartha Lakes Official Plan now apply. The lands are designated

'Central Business District' as indicated in the following schedule:



As per policy 31.3.3.2.2 of the Bobcaygeon Secondary Plan, "The predominant use of land in the Central Business District land use designation shall be a full range of retail and commercial uses. In addition, residential uses are permitted on the upper storeys of a commercial building or in free standing residential buildings".

Furthermore, the Bobcaygeon Secondary Plan (now in effect) permits a maximum of 60 dwelling units per net hectare according to Policy 31.3.3.1.4 - Medium Density Residential Development.

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:

