



Planning Advisory Committee Report

Report Number:	PLAN2025-003
Meeting Date:	January 15, 2025
Title:	Official Plan Amendment and Zoning By-law Amendment, 4 Riverwood Park Road (57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops), Kevin M. Duguay Community Planning and Consulting Inc. c/o Kevin M. Duguay
Description:	Application to amend the City of Kawartha Lakes Official Plan and the Township of Ops Zoning By-law 93-30 to facilitate the development of a motor vehicle dealership and an enclosed self-storage facility
Type of Report:	Information Report for the purposes of the statutory Public Meeting under sections 22 and 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Raphael Romeral, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-003 **Official Plan Amendment and Zoning By-law Amendment, 4 Riverwood Park Road (57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops), Kevin M. Duguay Community Planning and Consulting Inc. c/o Kevin M. Duguay** be received for information.

Application Summary:

The applicant is seeking to develop a self-storage facility and motor vehicle sales facility¹. An Official Plan Amendment to amend the City of Kawartha Lakes Official Plan (CKLOP) is needed to redesignate a portion of the Subject Lands from 'Rural' to 'Highway Commercial Exception' designation.

An amendment is also needed to permit a self-storage facility within the 'Highway Commercial Zone' in the Township of Ops Zoning By-law 93-30 to facilitate the proposal.

Owner:	Eatson Properties Inc.
Applicant:	Kevin Duguay, Kevin M. Duguay Community Planning and Consulting Inc.
Property Description²:	Legal Description: 57R-10588 Part 1 to 3; Part of Lots 2, 5 and 6, Registrar's Compiled Plan 560; Part of Lot 15 Concession 5, Geographic Township of Ops Municipal Address: 4 Riverwood Park Road, Lindsay
Official Plan:	'Highway Commercial' and 'Rural' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan
Zoning By-law:	'Highway Commercial (CH) Zone' and 'Agricultural Exception Three (A-3) Zone' (Schedule 'A') in the Township of Ops Zoning By-Law 93-30, as amended
Lot Area:	1.99 ha. (4.94 ac.)
Servicing:	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches/Swales
Access:	Provincial – Highway (Highway 35) Private Right-Of-Way (Riverwood Park Road / Wagstaff Road)

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

Existing Uses:	Rural (Vacant)
Adjacent Uses:	North: Commercial (Motor vehicle sales facility)
	East: Rural (Vacant); and Commercial (vehicle service station)
	South: Commercial (Motor vehicle sales facility); and Residential (Single detached residential dwellings)
	West: Commercial (Commercial Garage with open storage)

Application Process:

The Planning Division received the application submission package on November 15, 2024 which included the following reports and plans in support of the applications:

1. Planning Justification Report, by Kevin M. Duguay Community Planning and Consulting Inc., dated October 10, 2024
2. Zoning bylaw Amendment Application, by Kevin M. Duguay Community Planning and Consulting Inc, dated October 15, 2024
3. Official Plan Amendment Application, by Kevin M. Duguay Community Planning and Consulting Inc, dated October 15, 2024
4. Topographic Survey, prepared by A.R. Wakeling Surveying Technical Surveys, dated January 19, 2023
5. Legal Survey, by Coe Fisher Cameron Land Surveyors, dated May 4 2017
6. Geotechnical Investigation Report; by Cambium Inc; dated October 1, 2024
7. Hydrogeological Assessment, by Cambium Inc, dated October 4, 2024
8. Concept Sewage Design, by Cambium Inc, dated October 4, 2024
9. Traffic Impact Study, by Asurza Engineers; dated March 13, 2024
10. Traffic Impact Study Appendix, by Asurza Engineers; dated March 13, 2024
11. Site Plan, by Engage Engineering Ltd; dated February 23, 2023
12. Preliminary Stormwater Management Report, by Engage Engineering Ltd., dated October 2024
13. Fire Flow Technical Memo, by Engage Engineering Ltd, dated October 4, 2024;
14. Phase II Environmental Site Assessment, by Cambium Inc, dated September 2, 2002
15. Agricultural Impact Brief and Minimum Distance Separation Review, by Clark Consulting Services, dated January 19, 2023
16. Geotechnical Investigation & Installation of Monitoring Wells by AME Materials Engineering, dated December 6, 2019

Staff deemed the applications 'complete' under the requirements of the Planning Act on November 27th 2024, and initiated Agency consultation on November 27th 2024 with a requested review period of the application submission package by December 11, 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 a newspaper publication of the Notice of Public Meeting on December 26th 2024.

As part of the application review, Planning Staff have provided the applicant with comments to address as it relates to the initial applications. Specifically staff note that the Property has outstanding comments as it relates to archeological potential on the site and is pending further comments from the MTO as the Property is located within a permit controlled area. Once these matters have been addressed the applications can be returned to PAC.

Application Review³:

Planning staff are reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the applications, for consistency with provincial policies (including the Provincial Planning Statement, 2024), 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 issued through a newspaper publication, and City Departments that may have an interest in the applications. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Other Alternatives Considered:

The final Preconsultation Report was circulated on August 12, 2022.

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.

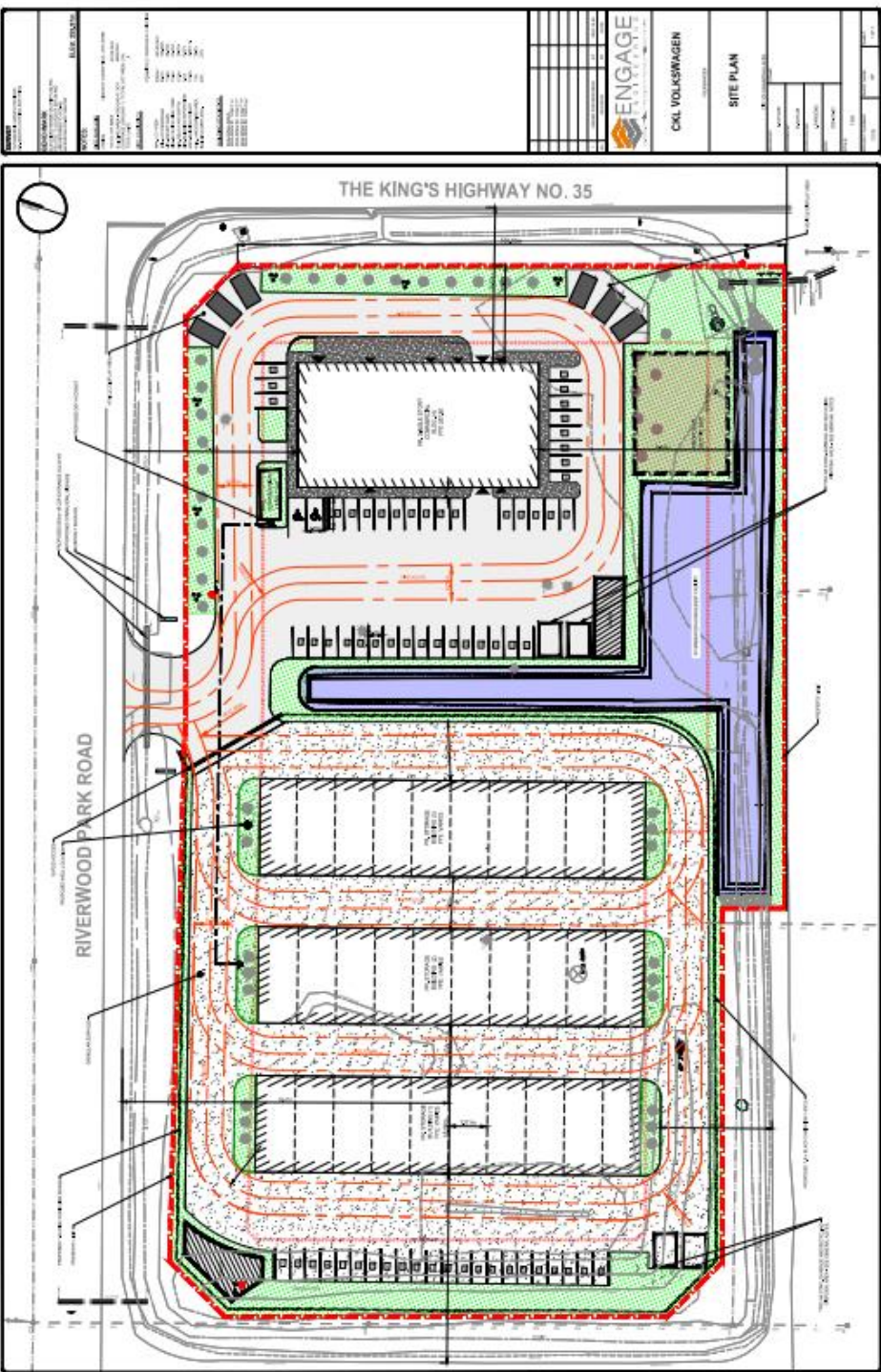
Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthlakes.ca

Department File: D01-2024-009 and D06-2024-024

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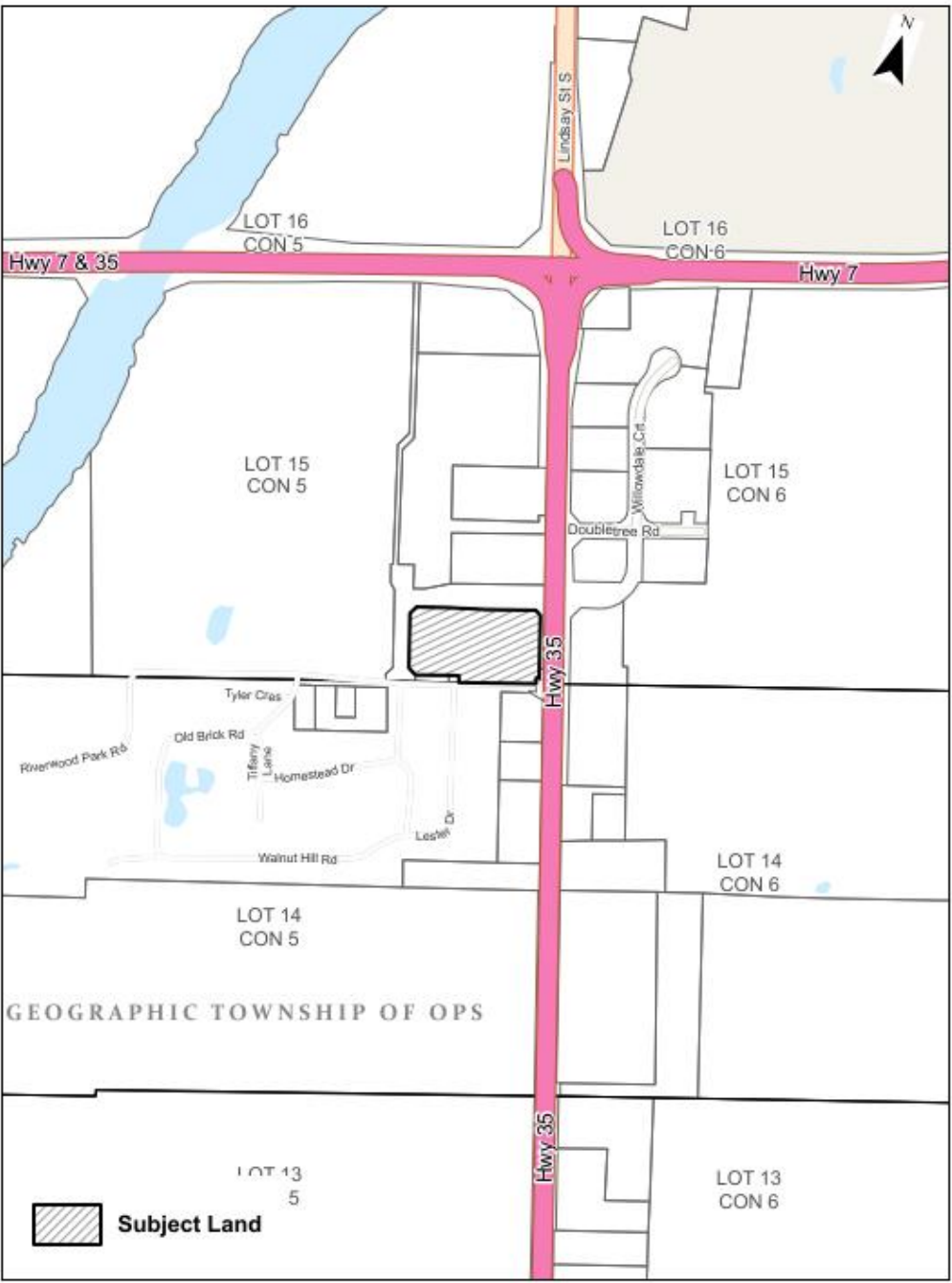
Schedule 1 – Proposed Concept Plan



Planning Advisory Committee Report

Schedule 2 – Site Mapping

Location Map



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Kevin M. Duguay
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Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

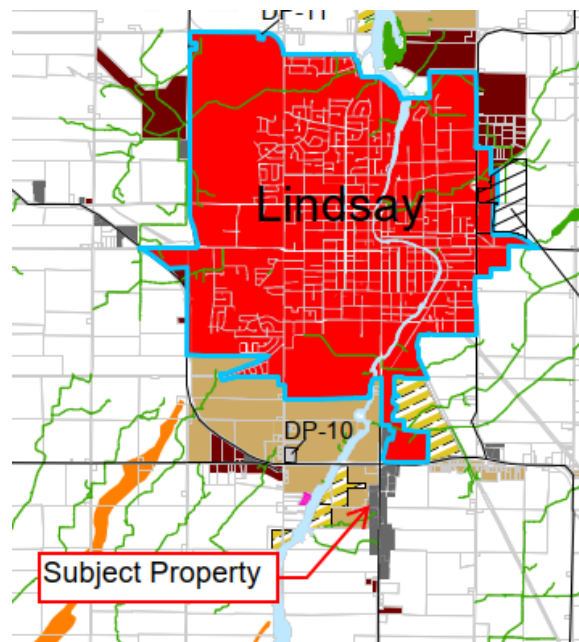
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan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

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.

The lands are within the 'Highway Commercial' and 'Rural' designations in Schedule A-3 of the City of Kawartha Lakes Official Plan.



Township of Ops Zoning By-Law 93-30

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

The lands are zoned 'Highway Commercial (CH) Zone' and Agricultural Exception 3 (A-3) Zone' as indicated in the following schedule:

