



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2025-008</b>
<b>Meeting Date:</b>	January 15, 2025
<b>Title:</b>	Zoning By-law Amendment, 10 Northside Road, Emily Twp. (D.G Biddle & Associates Limited)
<b>Description:</b>	Rezoning to facilitate the development of a new detached dwelling on a mainland lot, and a replacement detached dwelling on an island lot D06-2023-025
<b>Type of Report:</b>	<b>Regular Meeting – Returning File</b>
<b>Author and Title:</b>	Matt Alexander, MCIP, RPP, WSP Canada Inc., on behalf of the City of Kawartha Lakes

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### Recommendation:

**That** Report **PLAN2025-008**, Township of Emily Zoning By-law Amendment for 10 Northside Road, be received;

**That** a Zoning By-law Amendment, respecting application D06-2023-025 substantially in the form attached as Appendix D to Report PLAN2025-008, be approved and adopted by Council; and

**That** the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

**Department Head:** \_\_\_\_\_

**Legal/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

**Background:**

The Zoning By-law Amendment Application pertains to the lands located at Lot 14 Plan 513 and Part of Lot 18, Concession 9, municipally known as 10 Northside Road, in the Township of Emily. The site is made up of two lots: a mainland lot, and an island lot. The application is proposing to rezone the lands in Township of Emily Zoning By-law from the "Limited Service Residential Exception Four (LSR-4) Zone" to the "Limited Service Residential (LSR) Zone" for the island lot, and "Limited Service Residential Exception Eleven (LSR-11) Zone" for the mainland lot. The application will facilitate the development of two detached dwellings, including one replacement dwelling on the island lot and one new dwelling on the mainland lot.

At the Council meeting of December 12, 2023, Council adopted the following resolution, resulting from the Planning Advisory Committee Recommendation carried at the Statutory Public Meeting held on November 29, 2023.

**PAC2023-078/CR2023-663**

**That** Report PLAN2023-066, Township of Emily Zoning By-Law Amendment for 10 Northside Road (D06-2023-025) be received for information; and

**That** Report PLAN2023-066, Township of Emily Zoning By-law Amendment for 10 Northside Road be referred back to staff to address public and agency comments and for further review of the technical studies.

It should be noted, that following the initial submission of the application, 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. The proposed residential use is consistent with policies for Housing, Rural Areas in Municipalities, Sewage, Water and Stormwater, Natural Heritage, and overall land use compatibility.

**Rationale:**

Both mainland and island parcels are zoned "Limited Service Residential Exception Four (LSR-4)". The parent LSR Zone permits a vacation dwelling or a detached dwelling, amongst other similar residential and accessory uses. The Exception 4 provision permits only buildings that lawfully existed on the day of the passing of the exception. The applicant is proposing to rezone the lands to Limited Service Residential Zone and

Limited Service Residential Exception Eleven (LSR-11) Zone to permit a new dwelling on the mainland lot and replacement dwelling on the island lot.

Since the Statutory Public Meeting in November 2023, technical reviews of the submission materials were completed. The applicant then submitted a second application to address zoning, vegetation impacts, boating channels, and hydrogeological concerns.

Previous concerns related to building height, lot frontage, setbacks, gross floor area have been resolved since the second submission of materials. Additionally, the proposed development on the island lot will preserve vegetation and follow landscaping requirements to maintain privacy and views, as recommended by the environmental impact study (EIS).

A revised hydrogeological report confirmed that the designated sewage system area on the Site Grading Plan meets the requirements for the proposed residential dwelling, satisfying the City of Kawartha Lakes Development Services - Building and Septic Division.

In response to public concerns, the applicant confirmed that the development will not alter the boating channel and that the existing dock will either be used, replaced, or relocated.

These efforts resulted in a recommendation to approve the zoning by-law amendment.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Alignment to Strategic Priorities:**

For reference the four strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

Approval of this Zoning By-law Amendment would align with an exceptional quality of life by providing diversity in housing options for the community. If approved, this

proposal will help the City achieve its target of constructing 6,500 housing units by 2031, as stated in the Housing Pledge adopted by Council on November 21, 2023.

### **Financial/Operation Impacts:**

There are no financial considerations unless Council's decision is appealed to the Ontario Land Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

### **Consultations:**

As required under Section 34 of the Planning Act, the notice was circulated to residents within 120 metres of the site, and signage was placed on site to notify interested parties of the Statutory Public Meeting that was held on November 29, 2023. The application was circulated to agencies and City Departments with the first and second submissions of the application.

Two members of the public provided written correspondence to staff on the proposed development. Their concerns were related to understanding the development potential of the site with regard to servicing, preservation measures that would be taken to preserve the existing vegetation, and impacts on the boating channel during and after construction. The members of the public were notified that the file was returning for a recommendation.

### **Attachments:**

The following attached documents may include scanned images of appendices, maps and photographs. If you require an alternative format, please email Matt Alexander at [Matt.Alexander@wsp.com](mailto:Matt.Alexander@wsp.com)

#### Appendix A – Location Map



Appendix A

#### Appendix B – Aerial



Appendix B

#### Appendix C – Site Plan



Appendix C

Appendix D – Draft Zoning By-law Amendment



D06-2023-025\_Draft  
Zoning By-Law

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**Department Head:** Leah Barrie, Director

**Department File:** D06-2023-025