



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2025-004</b>
<b>Meeting Date:</b>	January 15, 2025
<b>Title:</b>	<b>Official Plan Amendment and Zoning By-Law Amendment, (Part lot 20, Concession 4, Former Geographic Township of Emily), 54 Loop Line, Diana Keay</b>
<b>Description:</b>	To amend the City of Kawartha Lakes Official Plan and Township of Emily Zoning By-law to facilitate one new rural residential lot in the Rural designation via a future consent application.
<b>Type of Report:</b>	<b>Information Report</b> for the purposes of the statutory Public Meeting under section 22 and 34 of the Planning Act, RSO 1990, chapter P.13
<b>Author and Title:</b>	Harane Jegatheswaran, Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

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### Recommendation:

**That** Report PLAN2025-004, **Official Plan Amendment and Zoning By-Law Amendment, (Part lot 20, Concession 4, Former Geographic Township of Emily), 54 Loop Line, Diana Keay** be received for information.

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

**Application Summary:**

The applicant is seeking to sever approximately 3.7 ha from the Subject Land to create a new rural residential lot in the Rural designation. The City of Kawartha Lakes Official Plan Rural designation permits a minimum lot size of 40 hectares as per Section 16.3.9. As a result of the severance, both the retained and severed lots will be further reduced (i.e. approximately 31.4 ha retained and 3.7 ha severed). Therefore, an Official Plan Amendment is required.

An amendment to the Township of Emily Zoning By-law 1996-30 is required to rezone the minimum lot frontage (120 metres) to permit the proposed Retained Land reduced frontage (80.1 metre), and to rezone the Severed Land from the 'Agricultural (A)' Zone to 'Rural Residential Type One' Zone to better reflect the use of the Severed Land (Refer to Table 2 in Schedule 3).

<b>Owner:</b>	Marideane Acres Inc, (c/o David Wellman)
<b>Applicant:</b>	D.M. Willis Associates Limited (c/o Diana Keay)
<b>Property Description<sup>1</sup>:</b>	Legal Description: Part of E Lot 20, Concession 6, Geographic Township of Emily, City of Kawartha Lakes
	Municipal Address: 54 Loop Line Road
<b>Official Plan:</b>	'Rural', 'Sand and Gravel Resource' and 'Environmental Protection' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan
<b>Zoning By-law:</b>	'Agricultural (A1)' Zone, 'Agricultural Exception Twenty-Three (A1-23)' Zone and 'Environmental Protection (EP)' Zone ('Schedule A') in the Township of Emily Zoning By-Law 1996-30
<b>Lot Area:</b>	Total area of subject lands: 35.1 ha. (32.11 ac.) Total area of proposed severed lands: 3.7 ha. (9.14 ac.) Total area of proposed retained lands: 31.4 ha. (77.59 ac.)

<sup>1</sup> See Schedule 2 – Site Mapping

<b>Servicing:</b>	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches
<b>Access:</b>	Municipal – Local (Loop Line)
<b>Existing Uses:</b>	Residential, Agricultural
<b>Adjacent Uses:</b>	North: Agricultural East: Agricultural, Waterfront, Natural Heritage Feature, Rural South: Agricultural, Rural, Natural Heritage Feature, Residential West: Rural, Residential

**Application Process:**

The Planning Division received the application submission package on November 4<sup>th</sup> 2024 that included the following reports and plans in support of the applications:

- Zoning By-Law Amendment Application Forms (separate applications provided for severed and retained parcels);
- Official Plan Amendment Application Form;
- Site Plan, prepared by D.M Wills Associates Limited, dated October 31, 2024; and
- Planning Justification Report, inclusive of an Agricultural Impact Brief, Minimum Distance Separation calculations, Draft Official Plan and Zoning By-law schedules, prepared by D.M Wills Associates Limited, dated November 2024.

Staff deemed the applications ‘complete’ under the requirements of the Planning Act on November 28<sup>th</sup>2024, and initiated Agency consultation on December 2<sup>nd</sup> 2024, with a requested review period of the application submission package by December 16<sup>th</sup> 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 applications through a newspaper publication of the Notice of Public Meeting on December 26<sup>th</sup> 2024.

Staff are working with the applicant to address the deficiencies within the initial applications as it relates to Planning review comments relative to the Zoning By-law

Amendment. Once these matters have been addressed the applications can be returned to PAC.

### **Application Review<sup>2</sup>:**

Planning staff are 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 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 given through newspaper publication, and to City Departments and agency 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.

### **Other Alternatives Considered:**

The applicant submitted a Consent Inquiry request, and received in response a Letter outlining submission requirements for the Zoning By-Law Amendment and Official Plan Amendment. Due to the list of submission requirements listed in the Letter, and the technical nature of the amendments with development permissions already established as of right, the applicant was exempt from filing a Preconsultation application.

### **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

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<sup>2</sup> See Schedule 3 – Provincial and Municipal Land Use Framework

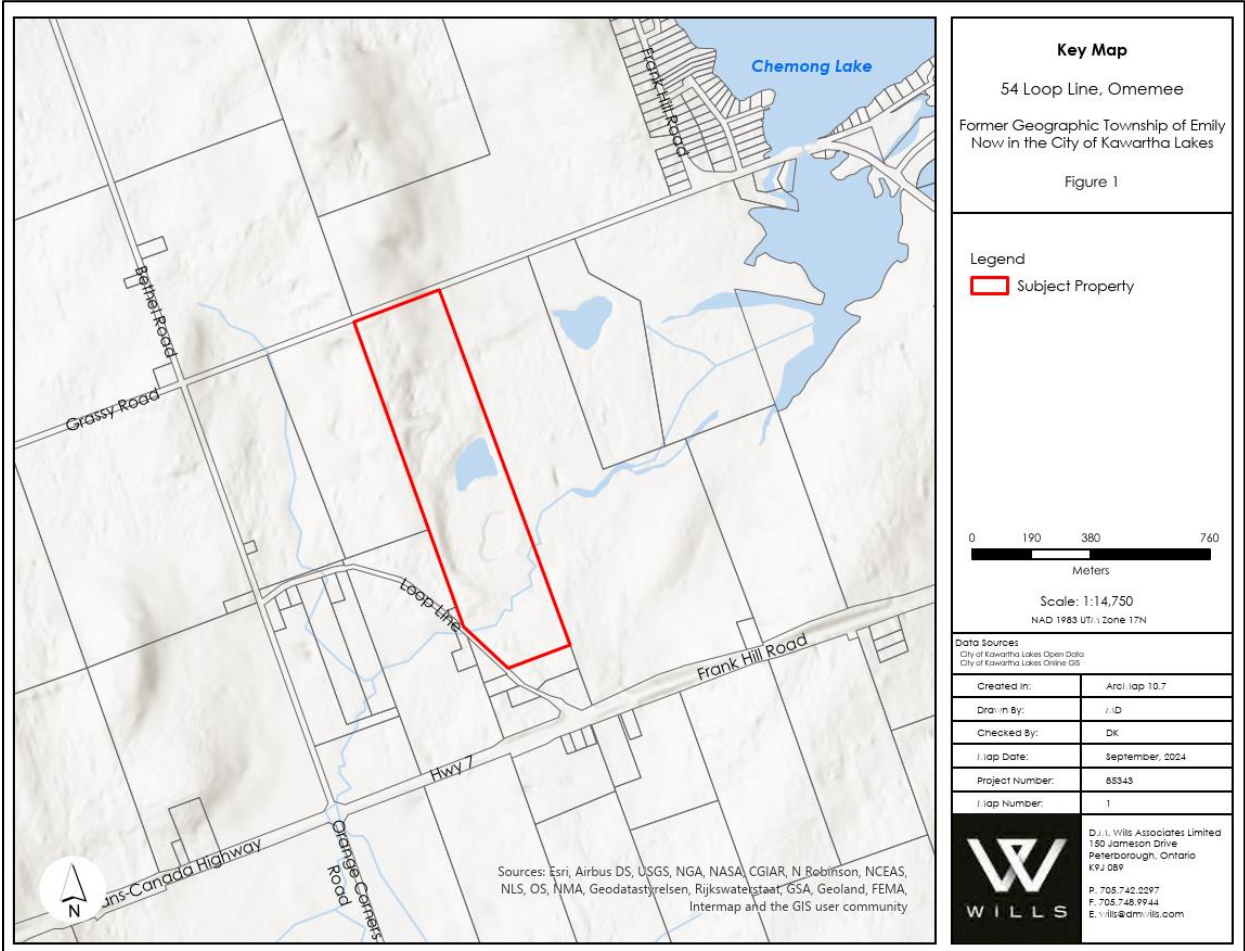
**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department File:** D01-2024-010 and D06-2024-025

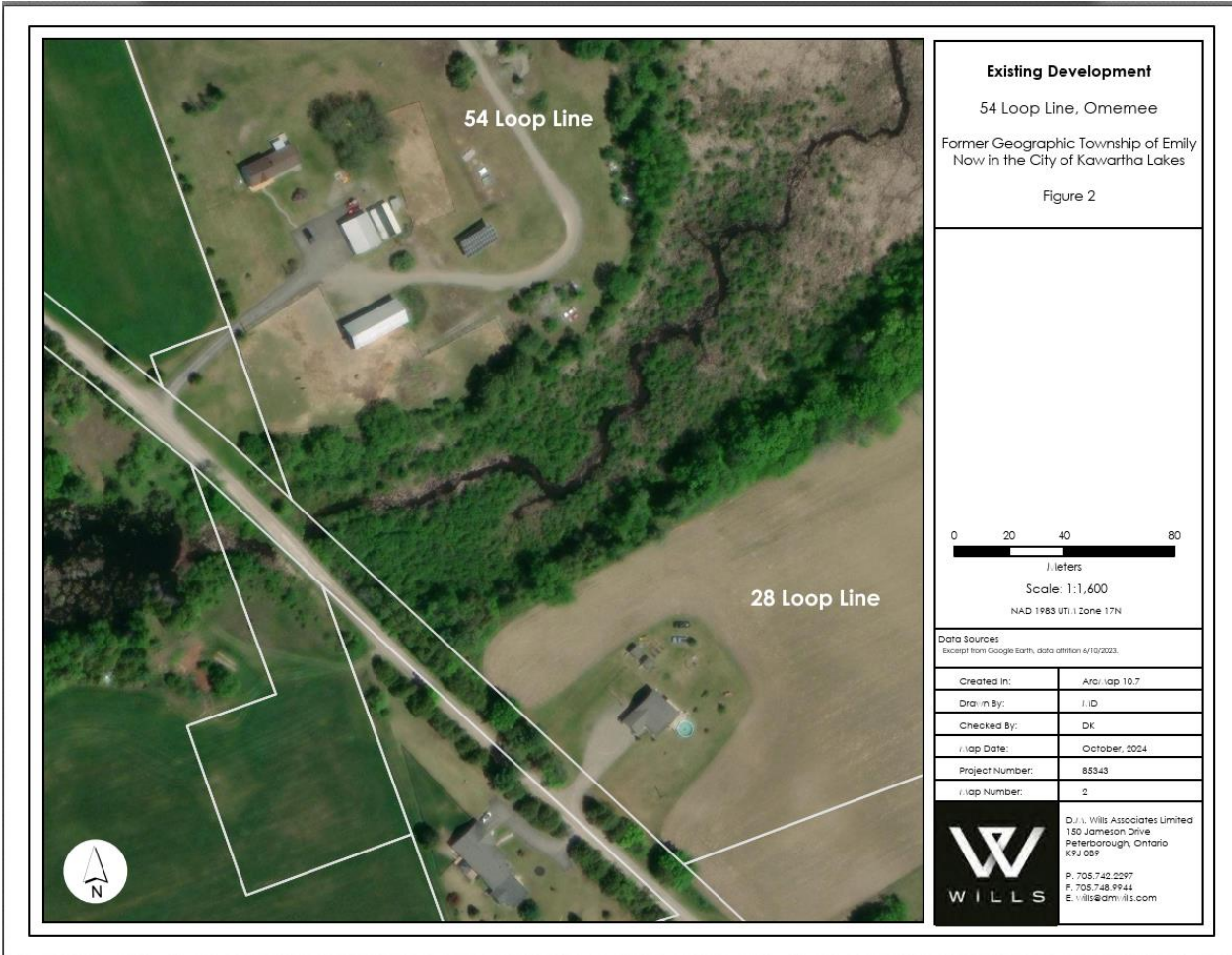


**Schedule 2 – Site Mapping**

**Location Map**



**Aerial Map**





**Schedule 3 – Provincial and Municipal Land Use Framework**

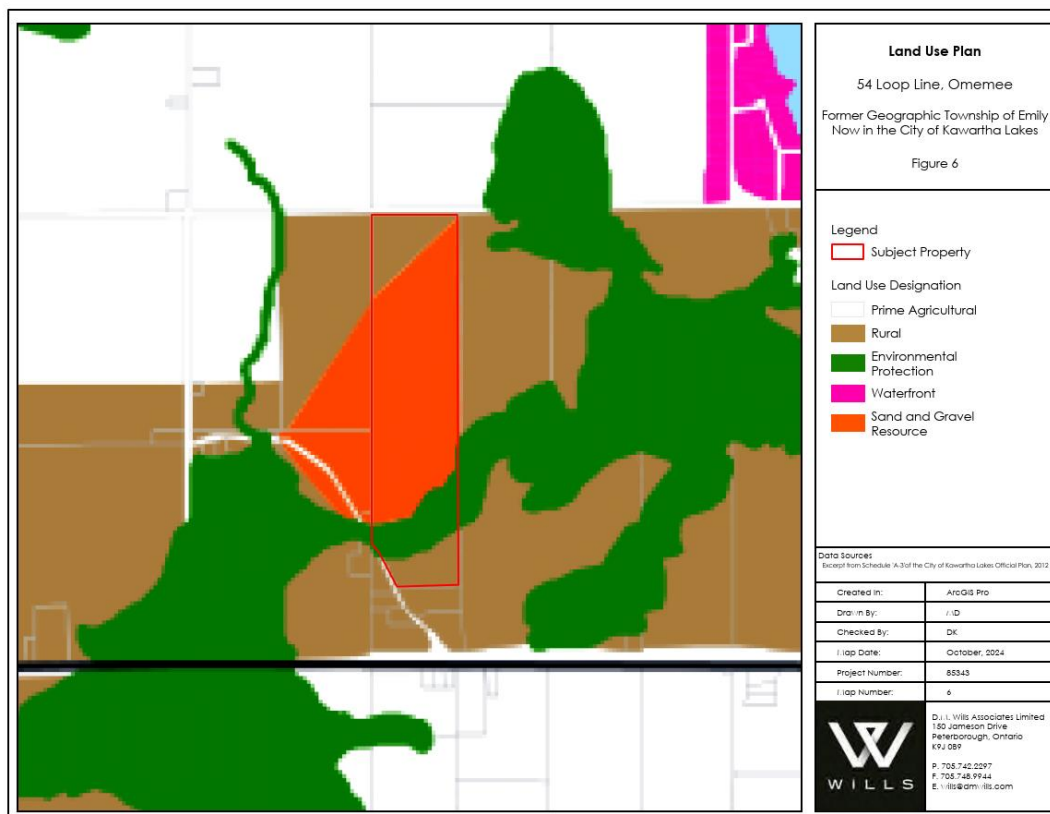
**Provincial Planning Statement (PPS 2024)**

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.

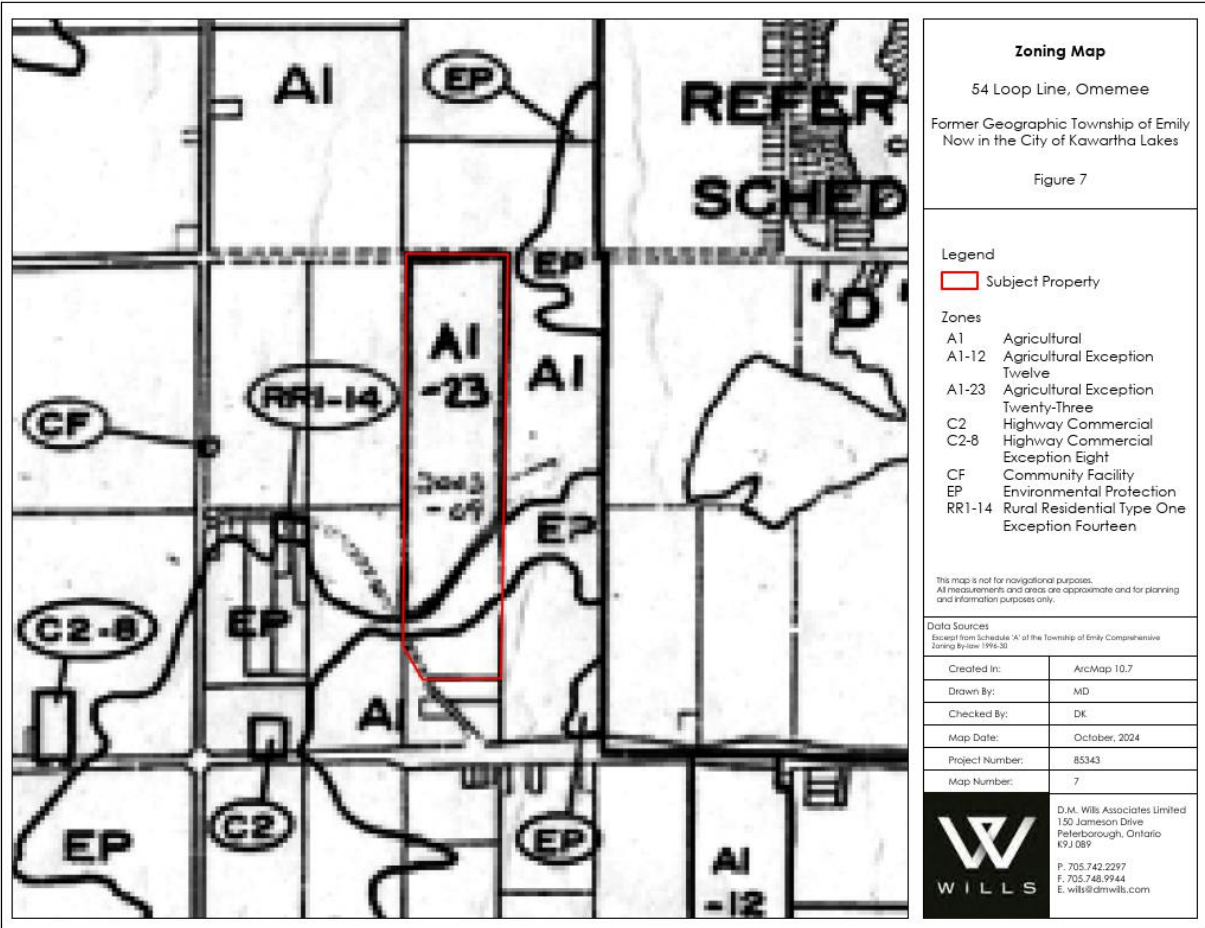
The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.



Township of Emily Zoning By-law 1996-30

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

The subject lands are 'Agricultural (A1)' Zone, 'Agricultural Exception Twenty-Three (A1-23)' Zone and 'Environmental Protection (EP)' Zone.



**Table 1:** Zoning matrix comparing the existing property and proposed retained lot,  
prepared by D.M. Willis Associates Limited

**SITE STATISTICS – PROPOSED RETAINED LOT**

<b>ADDRESS:</b>	54 LOOP LINE, OMEEMEE, ON KOL 2WD			
<b>ZONING:</b>	AGRICULTURAL EXCEPTION TWENTY-THREE (A1-23), ENVIRONMENTAL PROTECTION (EP)			
<b>REGULATIONS</b>	<b>EXISTING</b>	<b>REQUIRED (A1-23)</b>	<b>PROPOSED</b>	<b>AMENDMENT</b>
MIN. LOT AREA (ha)	35.1	25.0	31.4	N
MIN. LOT FRONTAGE (m)	194.8	120.0	80.1	Y
MIN. LOT DEPTH (m)	1035.0	–	1035.0	–
MIN. GROSS FLOOR AREA (m <sup>2</sup> )	124.0 DWELLING 153.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	93.0 PER DWELLING 65.0 FIRST STOREY OF DWELLING NO RESTRICTION FOR OTHER BUILDINGS	124.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	N
MAX. LOT COVERAGE (%)	0.2	5.0	0.1	N
MIN. LANDSCAPE COVERAGE (%)	99.8	–	99.9	–
MAX. BUILDING HEIGHT (m)	5.0 DWELLING 4.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	10.0	5.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	N
<b>SETBACKS</b>				
FRONT (m)	21.0	30.0	57.4	N
REAR (m)	914.6	25.0	914.6	N
INTERIOR SIDE (m)	197.7 (E) 22.6 (W)	9.0	239.9 (E) 22.6 (W)	N
EXTERIOR SIDE (m)	–	15.0	–	–

**Table 2:** Zoning matrix comparing the existing property and proposed severed lot using the 'Agricultural One' zone, prepared by D.M. Willis Associates Limited

<b>SITE STATISTICS - PROPOSED SEVERED LOT</b>				
<b>ADDRESS:</b>	28 LOOP LINE, OMEEMEE, ON KOL 2W0			
<b>ZONING:</b>	AGRICULTURAL (A1)			
<b>REGULATIONS</b>	<b>EXISTING</b>	<b>REQUIRED (A1)</b>	<b>PROPOSED</b>	<b>AMENDMENT</b>
MIN. LOT AREA (ha)	35.1	25.0	3.7	Y
MIN. LOT FRONTAGE (m)	194.8	120.0	114.7	Y
MIN. LOT DEPTH (m)	1035.0	–	211.7	–
MIN. GROSS FLOOR AREA (m <sup>2</sup> )	124.0 DWELLING 153.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	93.0 PER DWELLING 65.0 FIRST STOREY OF DWELLING NO RESTRICTION FOR OTHER BUILDINGS	153.0 DWELLING	N
MAX. LOT COVERAGE (%)	0.2	30.0	0.5	N
MIN. LANDSCAPE COVERAGE (%)	99.8	30.0	99.5	–
MAX. BUILDING HEIGHT (m)	5.0 DWELLING 4.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	10.0	4.0 DWELLING	N
<b>SETBACKS</b>				
FRONT (m)	21.0	30.0	21.0	Y
REAR (m)	197.7	25.0	197.7	N
INTERIOR SIDE (m)	197.7 (E) 22.6 (W)	9.0	38.3 (N) 46.2 (S)	N
EXTERIOR SIDE (m)	–	15.0	–	–

**Table 3:** Zoning matrix comparing the existing property and proposed severed lot using the 'Rural Residential One' zone, prepared by D.M. Willis Associates Limited

<b>SITE STATISTICS - PROPOSED SEVERED LOT</b>				
<b>ADDRESS:</b>	28 LOOP LINE, OMEEMEE, ON K0L 2W0			
<b>PROPOSED ZONING:</b>	RURAL RESIDENTIAL (RR1)			
<b>REGULATIONS</b>	<b>EXISTING</b>	<b>REQUIRED (RR1)</b>	<b>PROPOSED</b>	<b>AMENDMENT</b>
MIN. LOT AREA (ha)	35.1	0.28	3.7	N
MIN. LOT FRONTAGE (m)	194.8	38.0	114.7	N
MIN. LOT DEPTH (m)	1035.0	-	211.7	-
MIN. GROSS FLOOR AREA (m <sup>2</sup> )	124.0 DWELLING 153.0 DWELLING 106.0 DRIVE SHED 167.0 BARN	-	153.0 DWELLING	-
MAX. LOT COVERAGE (%)	0.2	30.0	0.5	N
MIN. LANDSCAPE COVERAGE (%)	99.8	30.0	99.5	-
MAX. BUILDING HEIGHT (m)	5.0 DWELLING 4.0 DWELLING 4.5 DRIVE SHED 7.8 BARN	11.0	4.0 DWELLING	N
<b>SETBACKS</b>				
FRONT (m)	21.0	7.5	21.0	N
REAR (m)	197.7	7.5	197.7	N
INTERIOR SIDE (m)	197.7 (E) 22.6 (W)	3.0	38.3 (N) 46.2 (S)	N
EXTERIOR SIDE (m)	-	7.5	-	-