



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2025-018</b>
<b>Meeting Date:</b>	March 5, 2025
<b>Title:</b>	<b>Application to Amend the Township of Verulam Zoning By-law 6-78 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher</b>
<b>Description:</b>	Amendment to permit the use of a 'Contractor's Yard' on the Subject Site, Part Lot 16, Concession 1, Township of Verulam.
<b>Type of Report:</b>	<b>Information Report</b> for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
<b>Author and Title:</b>	Robert Wilson, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

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### Recommendation:

**That Report PLAN2025-018, Application to Amend the Township of Verulam Zoning By-law 6-78 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher, be received for information.**

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

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

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

## **Application Summary:**

The applicant is seeking to rezone a portion of the Subject Lands to permit the use of an existing non-compliant 'Contractor's Yard'<sup>1</sup>. The property is currently developed with a shed (1,121.7 m<sup>2</sup>) used to store material and equipment for an excavation company (Fisher Excavating and Grading).

<b>Owner:</b>	Dwaine Fisher
<b>Applicant:</b>	Tom DeBoer, TD Consulting INC.
<b>Property Description<sup>2</sup>:</b>	Legal Description: Part Lot 16, Concession 1, Geographic Township of Verulam ARN#: 16510260300200
	Municipal Address: 96 Kawartha Lakes Road 30 (420 Hickory Beach Road)
<b>Official Plan:</b>	'Rural' and 'Environmental Protection' in Schedule A-5 of the City of Kawartha Lakes Official Plan
<b>Zoning By-law:</b>	General Rural (A1) Zone in Township of Verulam Zoning By-Law 6-78, as amended
<b>Lot Area:</b>	2.01 ha (20,174 m <sup>2</sup> )
<b>Servicing:</b>	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches/Swales
<b>Access:</b>	Municipal (Kawartha Lakes Road 30)
<b>Existing Uses:</b>	Agricultural crops and Contractor's Yard
<b>Adjacent Uses:</b>	North – Agricultural East – Agricultural; Rural Residential South – Agricultural; Rural Residential West – Agricultural

<sup>1</sup> See Schedule 1 - Sketch

<sup>2</sup> See Schedule 2- Site Mapping

## **Application Process:**

The Planning Division received the application submission package on December 24, 2024, which included the following reports and plans in support of the application:

1. Application for Zoning-By-law Amendment, prepared by TD Consulting INC., dated December 20, 2024;
2. Proposed Site Plan, prepared by TD Consulting INC., dated December 2024; and
3. Scoped Natural Heritage Evaluation, prepared by Oakridge Environmental LTD., dated September 16, 2022 (submitted as part of unrelated applications).

Staff deemed the application 'complete' under the requirements of the Planning Act on February 5, 2025, and initiated Agency consultation on February 5, 2024, with a requested review period of the application submission package by February 19, 2025. 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 February 13, 2025.

Staff are working with the applicant to address the deficiencies within the initial application as it relates to agency review comments. Staff note that a Planning Justification Brief and an addendum to the Natural Heritage Evaluation, in addition to other materials, may be required to demonstrate alignment with the City of Kawartha Lakes Official Plan. Once these matters have been addressed the application will be returned to PAC.

## **Application Review<sup>3</sup>:**

Planning staff is reviewing the application submission package 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 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

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

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 application was initiated further to Municipal Law Enforcement Occurrence Number ML2021-1384, and is not the result of conventional Preconsultation.

### **Conclusion:**

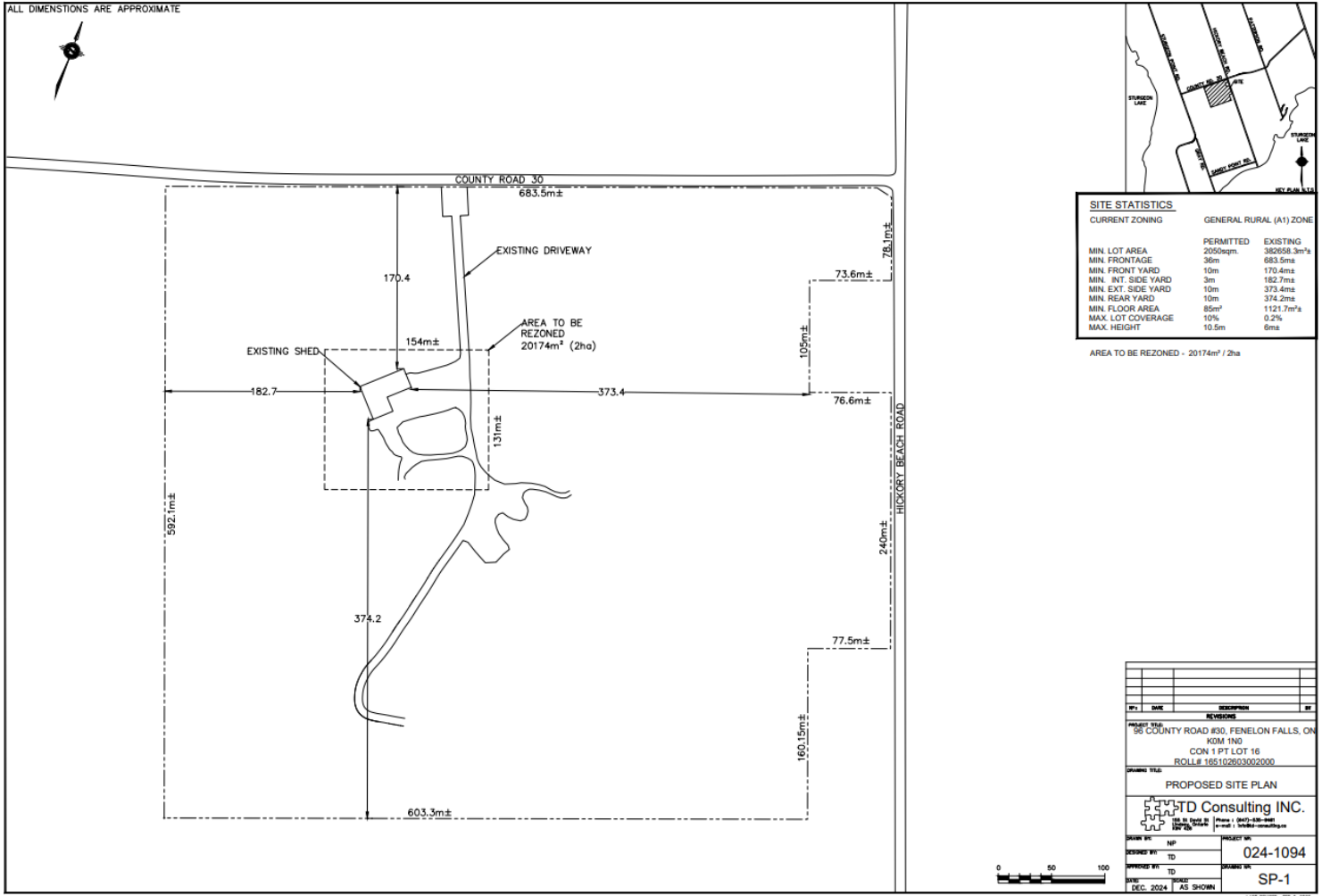
Staff will bring forward a subsequent report to PAC following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

**Department Head:** Leah Barrie, Director of Development Services

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

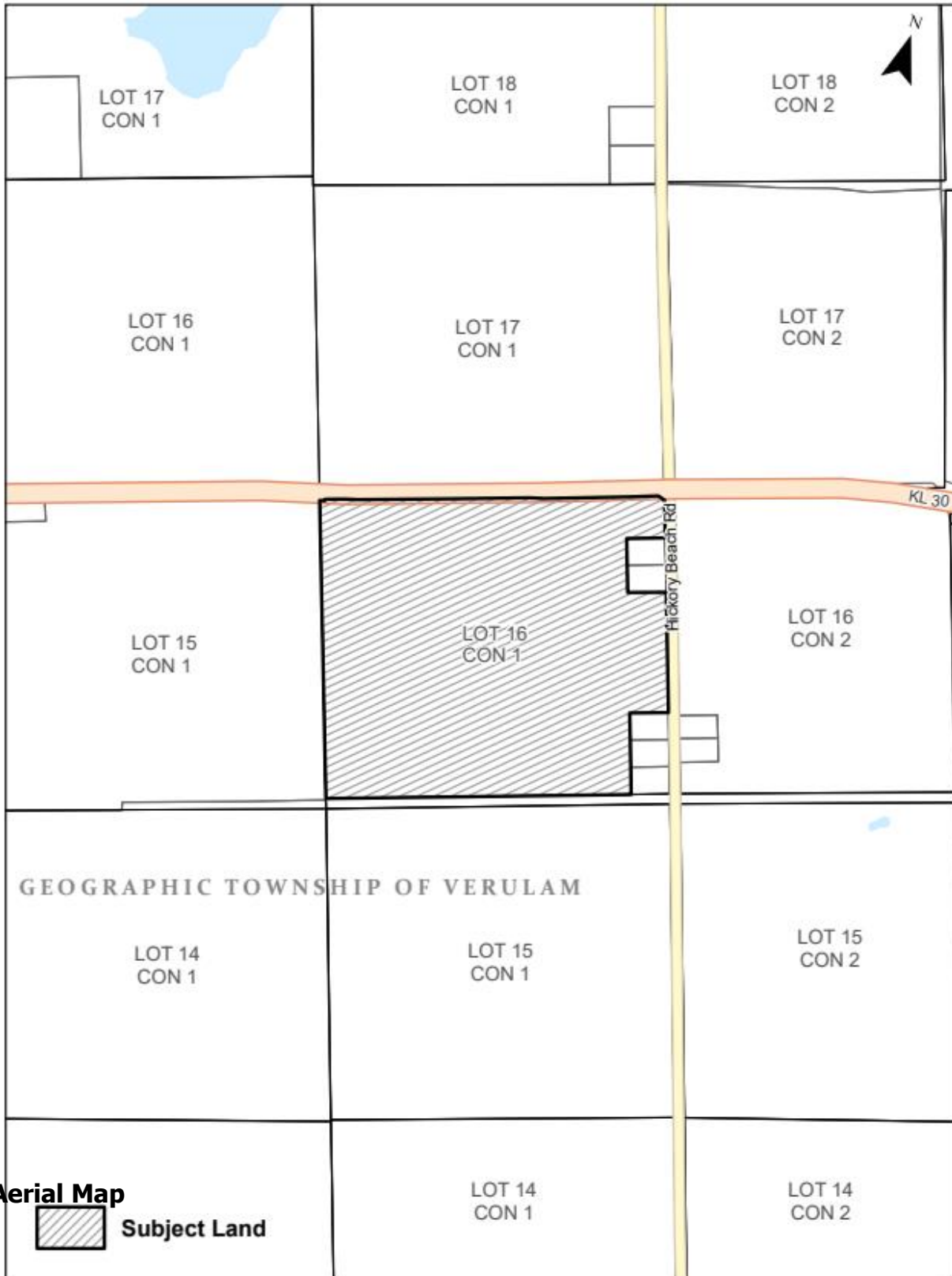
**Department File:** D06-2025-003

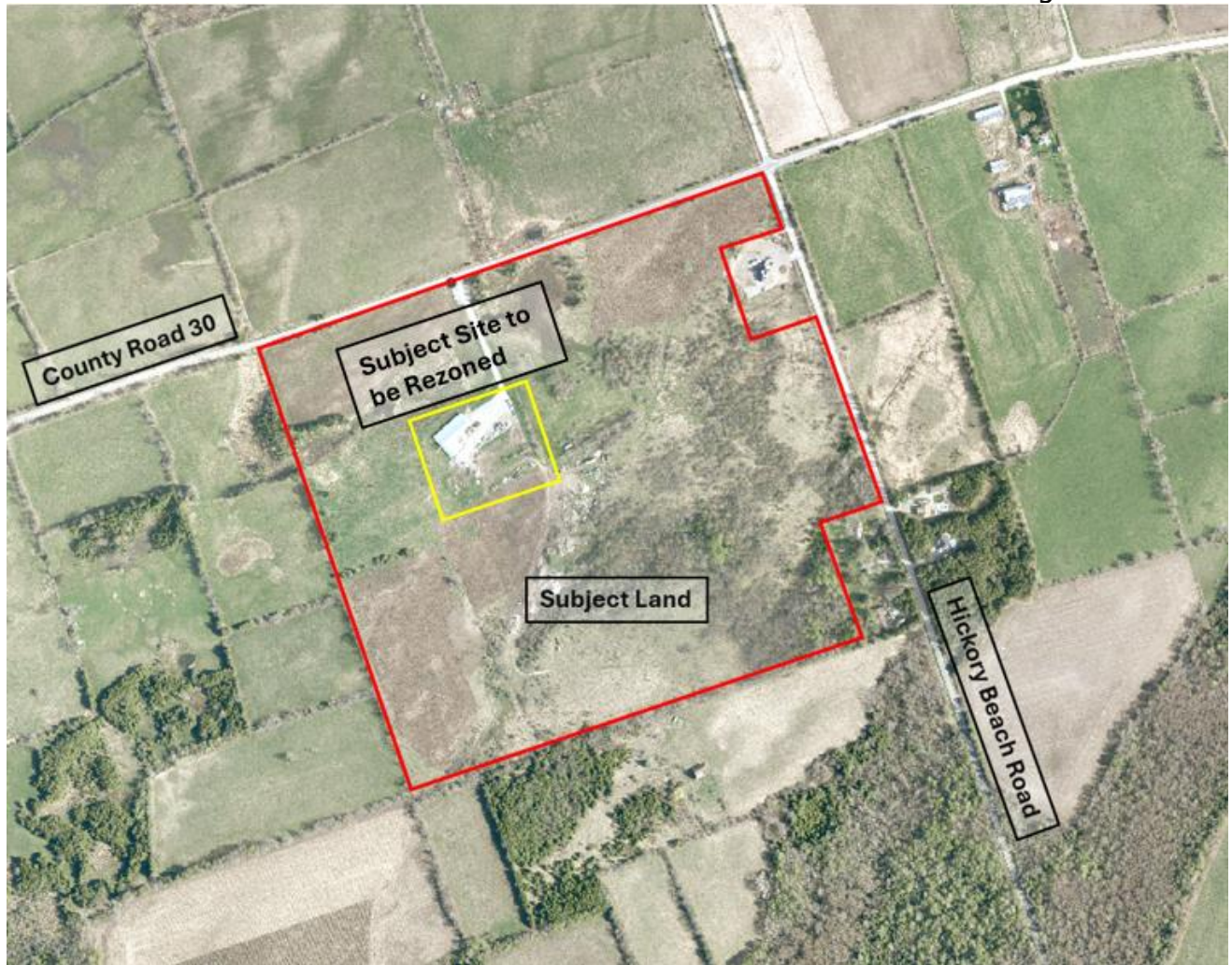
## Schedule 1 – Sketch



## Schedule 2 – Site Mapping

### Location Map





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

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#### **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.

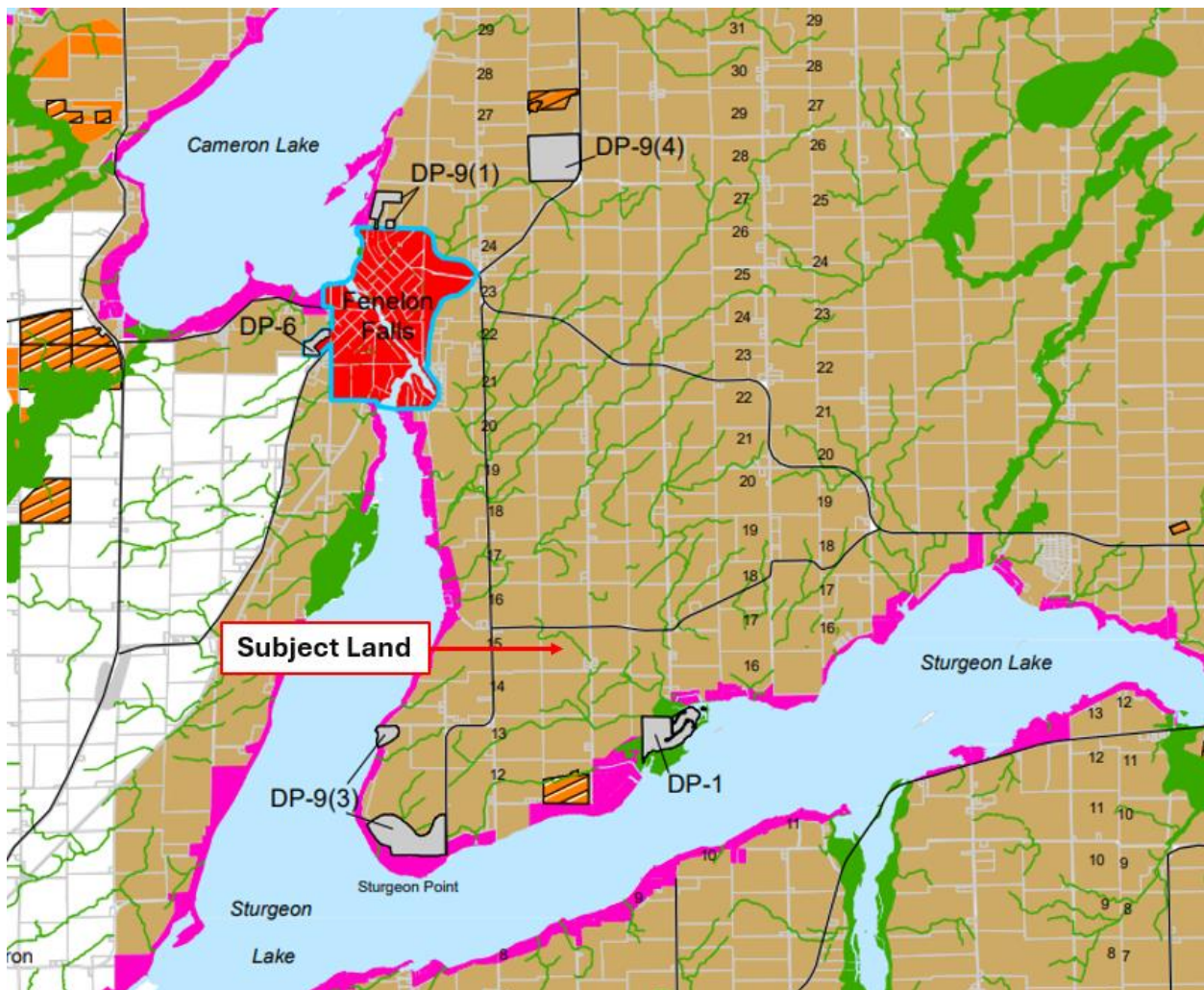


## City of Kawartha Lakes Official Plan

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 'Rural', and 'Environmental Protection' designations in Schedule A-5 of the City of Kawartha Lakes Official Plan as indicated on the following schedule:



## Township of Verulam Zoning By-Law 6-87

Zoning By-law Amendment, 96 Kawartha Lakes Road 30 (420 Hickory Beach Road),  
Part Lot 16, Concession 1, Township of Verulam - Fisher)

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

The lands are zoned 'Rural (A1) Zone' as indicated in the following schedule:

