



Planning Advisory Committee Report

Report Number: PLAN2025-031

Meeting Date: June 4, 2025

Title: **Application to Amend the Township of Eldon Zoning By-law 94-14 at Vacant Land Water Street (Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR) - 2474798 Ontario Inc. Antonangeli**

Description: Rezone a portion of the Subject Lands from the 'Community Facility (CF)' Zone to a site-specific 'Hamlet Residential Exception (HR-5)' Zone in order to facilitate the lot severance concerning Consent Application D03-2023-037

Type of Report: Public Meeting

Author and Title: Raphael Romeral and Mark Fishman, Urban Planners, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation(s):

That Report PLAN2025-031, **Application to Amend the Township of Eldon Zoning By-law 94-14 at Vacant Land Water Street (Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR) - 2474798 Ontario Inc. Antonangeli**, be received for information;

That a Zoning By-law Amendment respecting application D06-2025-005, substantially in the form attached as Appendix D to Report PLAN2025-031, 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:

Owner:	2474798 Ontario Inc. c/o Angelo Antonangeli
Applicant:	Doug Carroll, DC Planning Services Inc.
Legal Description:	Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR) Geographic Township of Eldon, City of Kawartha Lakes
Official Plan:	'Hamlet' and 'Environmental Protection' in Schedule 'A-4' of the City of Kawartha Lakes Official Plan
Zoning:	'Community Facility (CF)' Zone ('Schedule B') in the Township of Eldon Zoning By-Law 94-14
Area:	0.76 ha. (1.89 ac.)
Site Servicing:	Private individual well and private individual septic tank
Existing Uses:	Vacant, open and forest areas
Adjacent Uses:	North – Environmental Protection, Hamlet East – Environmental Protection, Hamlet, and Rural South – Hamlet West – Hamlet

This Zoning By-law Amendment is a condition of approval for Consent Application File No. D03-2023-037, pertaining to a lot severance for the Subject Land, known as Vacant Land – '0' Water Street, Eldon. This amendment to Township of Eldon Zoning By-law 94-14 is necessary to rezone the proposed Severed Land from 'Community Facility (CF)' to 'Hamlet Residential Exception Five (HR-5).' This rezoning will enable the creation of the residential lot and address its reduced lot frontage. The Retained Land, however, will maintain its existing 'Community Facility (CF)' and 'Agricultural (A1)' zoning designations, as these were not part of the provisional conditions of consent. No development is currently proposed for the severed lands.

Rationale:

A severance creates a new, distinct parcel of land (the Severed Land) with its own specific dimensions, including lot frontage. The rezoning ensures that the newly created

residential lot will be in conformity with the Township's Zoning By-law as a stand-alone parcel.

The 'Hamlet Residential Exception Five (HR-5)' Zone is being sought because the severed lands have a reduced lot frontage that does not meet the minimum requirements of the standard 'Hamlet Residential' zone.

Policy Conformity

Provincial Planning Statement 2024 (PPS 2024)

The PPS 2024 provides a policy framework for land use planning within the Province of Ontario. The 'Subject Land,' currently serviced by a private well and septic system and situated within a hamlet area, are subject to Section 2.5.2, which emphasizes the importance of rural areas for appropriate growth and development. The proposed lot severance seeks to facilitate future residential development on vacant lands.

While no immediate development is being proposed with this application, the Zoning By-law Amendment seeks to align the land use with PPS policies by encouraging the future residential development of the vacant Subject Land. Specifically, the Zoning By-law Amendment proposes to rezone the severed lands to the 'Hamlet Residential Exception Five (HR-5)' Zone. This aligns with Section 2.6 of the PPS, supporting strategic development within hamlets, promoting efficient land use, and contributing to the long-term vitality of Ontario's rural communities.

City of Kawartha Lakes Official Plan (2012)

The Subject Land is currently designated as 'Hamlet' and 'Environmental Protection' according to Schedule A-4 of the City of Kawartha Lakes Official Plan (CKLOP).

Additionally, Schedule B-2 identifies the Subject Land as having no presence of Locally Significant Wetland, Provincially Significant Wetland, Waterbody, Unevaluated Wetland, or Significant Woodland.

In accordance with Section 19.1 of the CKLOP regarding the Hamlet Settlement Designation, the City's goal is to accommodate small-scale residential development within existing settlement areas. Section 19.3.1 recognizes single-detached residential dwellings as a permitted use in the Hamlet Settlement designation, and Section 19.3.2 states that development should occur adjacent and where possible contiguous to existing development and shall be in keeping with the existing character of the area.

The proposed Zoning By-law Amendment facilitates future small scale residential development that aligns with the goals and policies of the Hamlet Designation; therefore, Planning Staff consider the proposed Zoning By-law Amendment conforms to the City of Kawartha Lakes Official Plan (2012).

Township of Mariposa Zoning By-law 94-07

The Subject Lands are currently zoned as 'Community Facility (CF)' on Schedule B of the Township of Eldon Zoning By-law 94-14. As a condition of provisional consent, an amendment to the Township of Eldon Zoning By-law 94-14 is required to rezone the Severed Land from 'Community Facility (CF)' Zone to 'Hamlet Residential Exception Five (HR-5)' Zone to recognize the reduced lot frontage of the Severed Land.

Planning staff support the proposed Zoning By-law Amendment as it aligns with the intent of the Official Plan designation, supporting the overall vision for this area and fulfills the City's planning framework and fulfills the requirements of the consent approval process.

Other Alternatives Considered:

No 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

In alignment with the strategic priorities, the proposed rezoning would facilitate a lot severance that enhances an exceptional quality of life by providing new housing opportunities and demonstrates good government by thoughtfully integrating development with an existing community.

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:

The Planning Division received the application submission package on March 12th, 2025 which included the following reports and plans in support of the application:

1. Cover Letter for Zoning By-law Amendment Application, prepared by DC Planning Services Inc., dated July 8, 2024;
2. City of Kawartha Lakes Consent Application D03-2023-037 Notice of Decision / Conditions and Rights to Appeal Letter, prepared by CKL Development Services, dated July 19, 2024;
3. Draft ZBA Text, prepared by DC Planning Services Inc., dated February 28, 2025;
4. Conceptual Lot Development Plan, prepared by Grace & Associates Inc., dated April 15, 2025;
5. Severance Plan, prepared by Grace & Associates Inc., dated April 15, 2025;
6. Application for Zoning By-law Amendment Attachments (Boundary Survey, Property Index Map, Parcel Register), prepared by DC Planning Services Inc., dated July 8, 2024; and
7. Application for Zoning By-law Amendment, prepared by DC Planning Services Inc., dated July 8, 2024 (Revised April 15, 2025).

Staff deemed the application 'complete' under the requirements of the Planning Act on April 11, 2025, and initiated Agency consultation on April 25, 2025, with a requested review period of the application submission package by May 15, 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 May 8, 2025.

The following comments were provided by agencies during the consultation period:

Development Services – Planning Division reviewed the proposal and at this time, staff will support the Zoning By-law Amendment for the fulfillment of the consent condition for the Severed Land. Should the applicant seek to pursue a Zoning By-law Amendment for the Retained Land a new Zoning By-law Amendment Application will be required.

Building and Septic – reviewed the proposal and has no concerns in regards to the proposed ZBA. Additionally, the property was reviewed through the consent application for residential development for private on-site sewage disposal. It was determined that there is sufficient area for private site servicing through a Class 4 Septic Tank and Leaching Bed. As such, the Building and Septic Division have no issue with the proposed zoning amendment as it relates to private on-site sewage disposal.

Development Engineering reviewed the proposal and from an engineering perspective have no objection to the proposed Zoning By-law Amendment to facilitate the severance to create one new residential lot. We respectfully request to be circulated should any additional information be received by the Planning Division which changes the intent of the Zoning By-Law Amendment and the corresponding report by Planning.

Kawartha Region Conservation Authority - The subject property is located outside of Kawartha Conservation's jurisdiction but falls within the City of Kawartha Lakes' Extended Planning Area. The subject property does not appear to be within any natural hazards. Therefore, Kawartha Conservation has no concerns with the proposed Zoning By-law Amendment (ZBA) to rezone the lands in support of the severance to create one new residential lot, as a condition of Consent application D03-2025-005. No fee or further circulation is required.

Trillium Lakelands District School Board reviewed the proposal and stated, "As the abutting property owner to the north, our only comments are that we expect that the development of the property adheres to the Zoning By-law setbacks for the property line abutting the school's parcel". The TLDSB requested Dillon Planning confirm there is no zoning deficiency for yard setbacks for development of the parcel. Dillon Planning has responded this request via email on April 28th, 2025.

Enbridge reviewed the proposal and does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. Any service relocation required due to a severance would be at the cost of the property owner. For any encroachments, please contact ONTLands@enbridge.com. Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Ministry of Transportation (MTO) reviewed the proposal in accordance with the Public Transportation and Highway Improvement Act (PTHIA) and Highway Corridor Management Manual to offer the following comments:

- The subject lands are not within MTO's permit control area therefore, we have no comments to offer this application.

The Zoning By-law Amendment facilitates future small scale residential development that aligns with the goals and policies of the Hamlet Designation; therefore, Planning Staff consider the proposed Zoning By-law Amendment to conform to the City of Kawartha Lakes Official Plan (2012).

Conclusion:

The proposal represents good land use planning. As a condition of approval, the Zoning By-law Amendment facilitates future small-scale residential development on the Severed Land, aligning with the policies of the PPS 2024, the Kawartha Lakes Official Plan, and Township of Eldon Zoning By-law 94-14.hr

Staff respectfully recommends that the Zoning By-law Amendment respecting application D06-2025-005, substantially in the form attached as Appendix D to Report PLAN2025-031, be approved and adopted by Council.

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email Mark Fishman at dillonplanning@kawarthalakes.ca.

ATTACHMENTS:

Appendix A – Location Map (see below)

Appendix B – Aerial Map (see below)

Appendix C – Concept Plan (see below)

Appendix D – Draft Zoning By-law Amendment & Schedule



Appendix D
PLAN2025-031 - Wat

Application to Amend the Township of Eldon Zoning By-law 94-14 at Vacant Land Water
Street (Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road
(NPR) - 2474798 Ontario Inc. Antonangeli

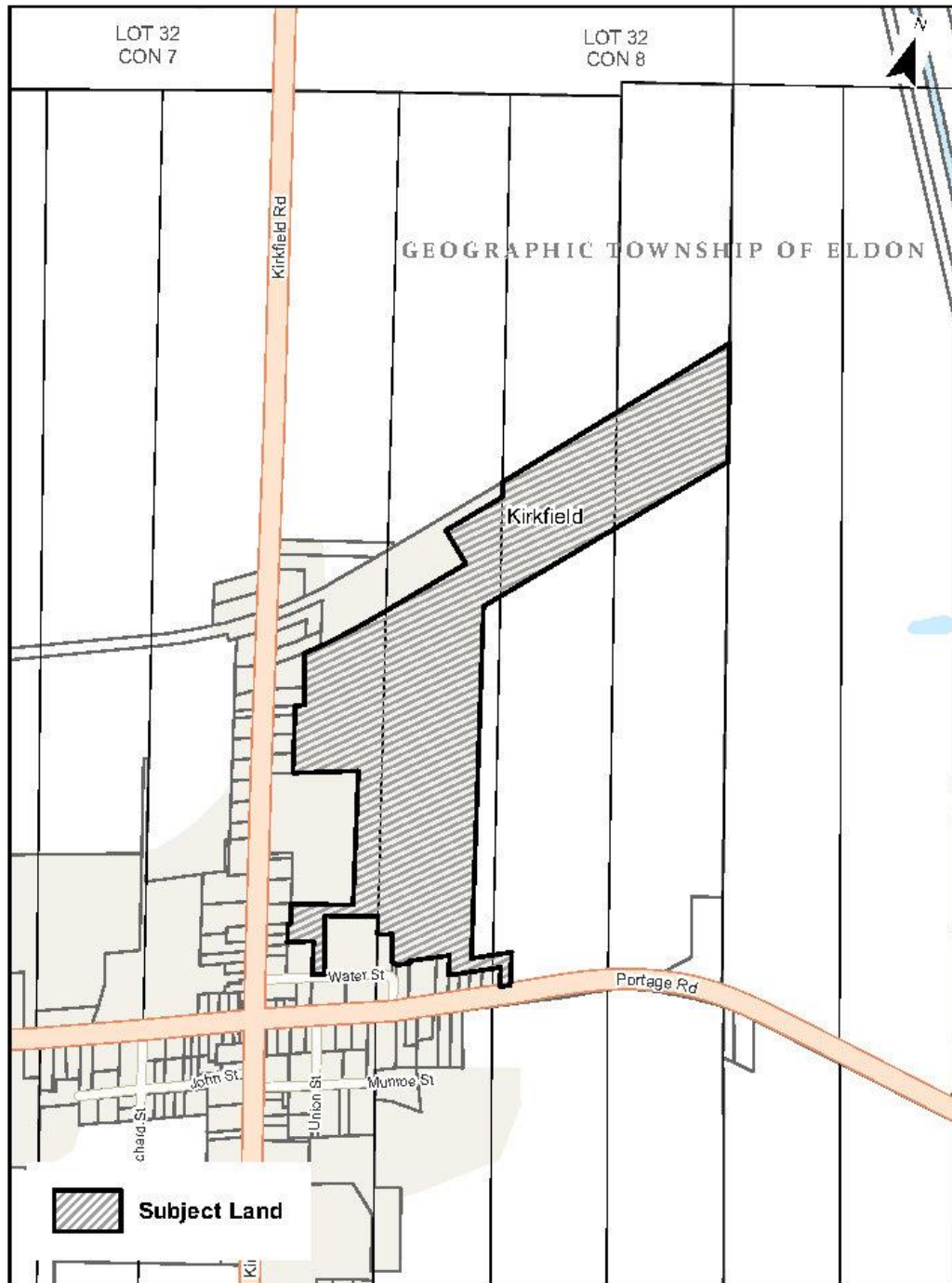
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Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

Department File: D06-2025-005

Appendix A - Location Map:



Appendix B – Aerial:



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Appendix C – Concept Plan (Consent)

