



Planning Advisory Committee Report

Report Number:	PLAN2025-037
Meeting Date:	July 9, 2025
Title:	Application to Amend the Township of Somerville Zoning By-law 78-45 at 87 Burke Road, Burnt River-Platt and Scherz
Description:	Amendment to enable the removal and reconstruction of a single detached dwelling at an increased distance from the shoreline at Part Lot 4, Concession 11, and Part 2, RP 57R-6881, Geographic Township of Somerville
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Timothy Gouveia, Planner, RPP, MCIP (Dillon Consulting Limited)

Recommendation:

That Report PLAN2025-037, **Application to Amend the Township of Somerville Zoning By-law 78-45 at 87 Burke Road, Burnt River- Platt and Scherz** be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The applicant is seeking to remove the existing single detached dwelling on the site and construct a new single detached dwelling to be located at an increased distance from the shoreline¹. An amendment to Township of Somerville Zoning By-law 78-45 is required to change a portion of the subject lands from the "Environmental Protection (EP)" Zone to "Rural Residential Type Three (RR3)" Zone in order to facilitate the proposed redevelopment.

Owner:	Andrew Platt and Christina Scherz
Applicant:	EcoVue Consulting Services Inc. c/o Ashlyn Kennedy
Property Description²:	Legal Description: CON 11 PT LOT 4 AND RP;57R6881 PART 2; Geographic Township of Somerville
	Municipal Address: 87 Burke Road
Official Plan:	'Rural' in Schedule A-7 of the City of Kawartha Lakes Official Plan
Zoning By-law:	'Environmental Protection' zone in Schedule A of the Township of Somerville Zoning By-law 78-45
Lot Area:	8,697.63 m ²
Servicing:	Private water and septic systems
Access:	Municipal Road
Existing Uses:	Single detached dwelling
Adjacent Uses:	North: Agricultural, Burnt River
	East: Residential
	South: Burnt River
	West: Burnt River

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

Application Process:

The Planning Division originally received the application submission package on October 31, 2024 which was deemed incomplete. The application was resubmitted and received on May 9, 2025 which included the following reports and plans in support of the application:

- Application Resubmission Letter, prepared by EcoVue Consulting Services Inc., dated April 28, 2025;
- Cover Letter, prepared by EcoVue Consulting Services Inc., dated October 28, 2024;
- Zoning By-law Amendment Application, prepared by EcoVue Consulting Services Inc., dated April 29, 2025;
- Planning Justification Report, prepared by EcoVue Consulting Services Inc., dated September 24, 2024;
- Concept Plan
- Topographic Survey, prepared by Coe Fisher Cameron, dated January 29, 2021;
- Stage 1 & 2 Archaeological Assessment, prepared by Earthworks, dated May 13, 2024;
- Slope Stability Study, prepared by Cambium, dated December 20, 2021.

Staff deemed the application 'complete' under the requirements of the Planning Act on May 13, 2025, and initiated Agency consultation on May 15, 2025 with a requested review period of the application submission package by May 30, 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 June 10, 2025. Due to the technical nature of the application a review of the Slope Stability Study is needed, carried out by the Kawartha Region Conservation Authority.

Staff are working with the applicant to address missing information relating to site access and any items that may arise as it relates to the Slope Stability Study. Once these matters have been addressed, the application can return to PAC.

Application Review³:

Planning staff is reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the application, for

³ See Schedule 3 – Provincial and Municipal Land Use Framework

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 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 Preconsultation application Final Report (File Number D38-2021-091) was circulated to the applicant on September 10, 2021. The applicant's original intent was to rezone a portion of the subject property to recognize an existing single detached dwelling as a permitted use. This application proposes to recognize a single detached dwelling as a permitted use, however, with the intention of construction a new dwelling at an increased distance from the shoreline.

Conclusion:

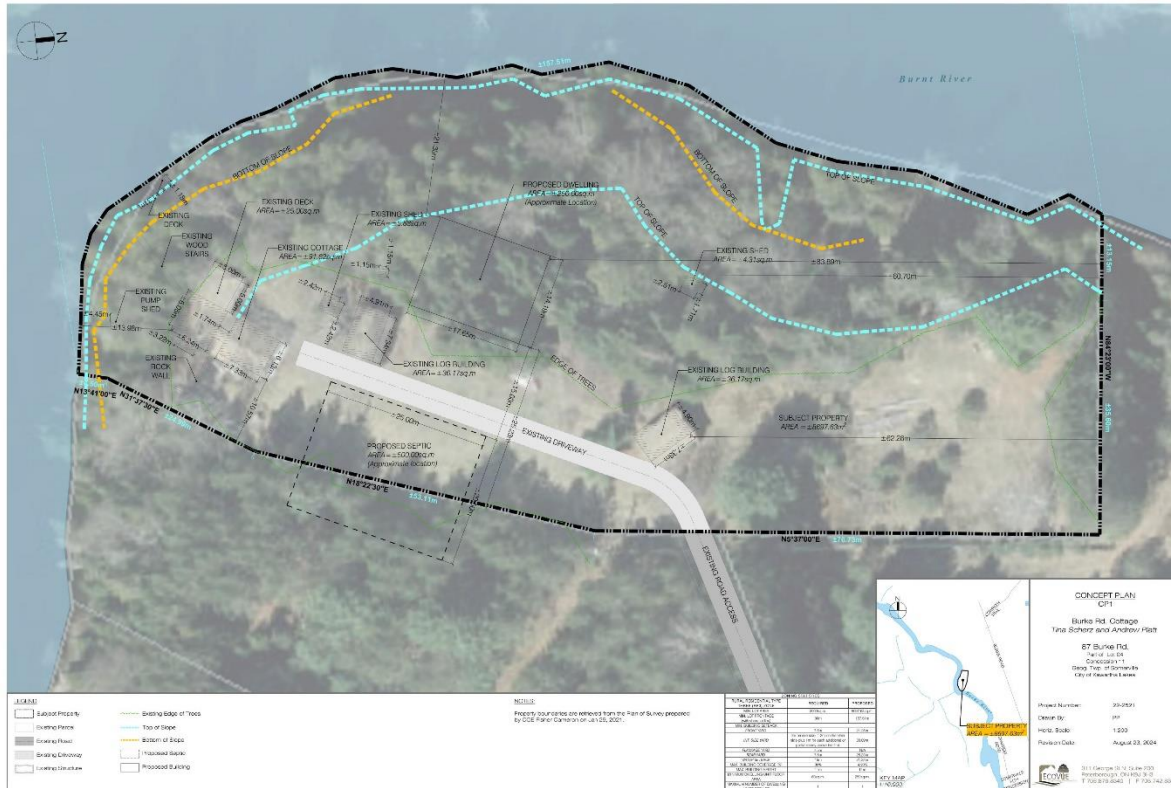
Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

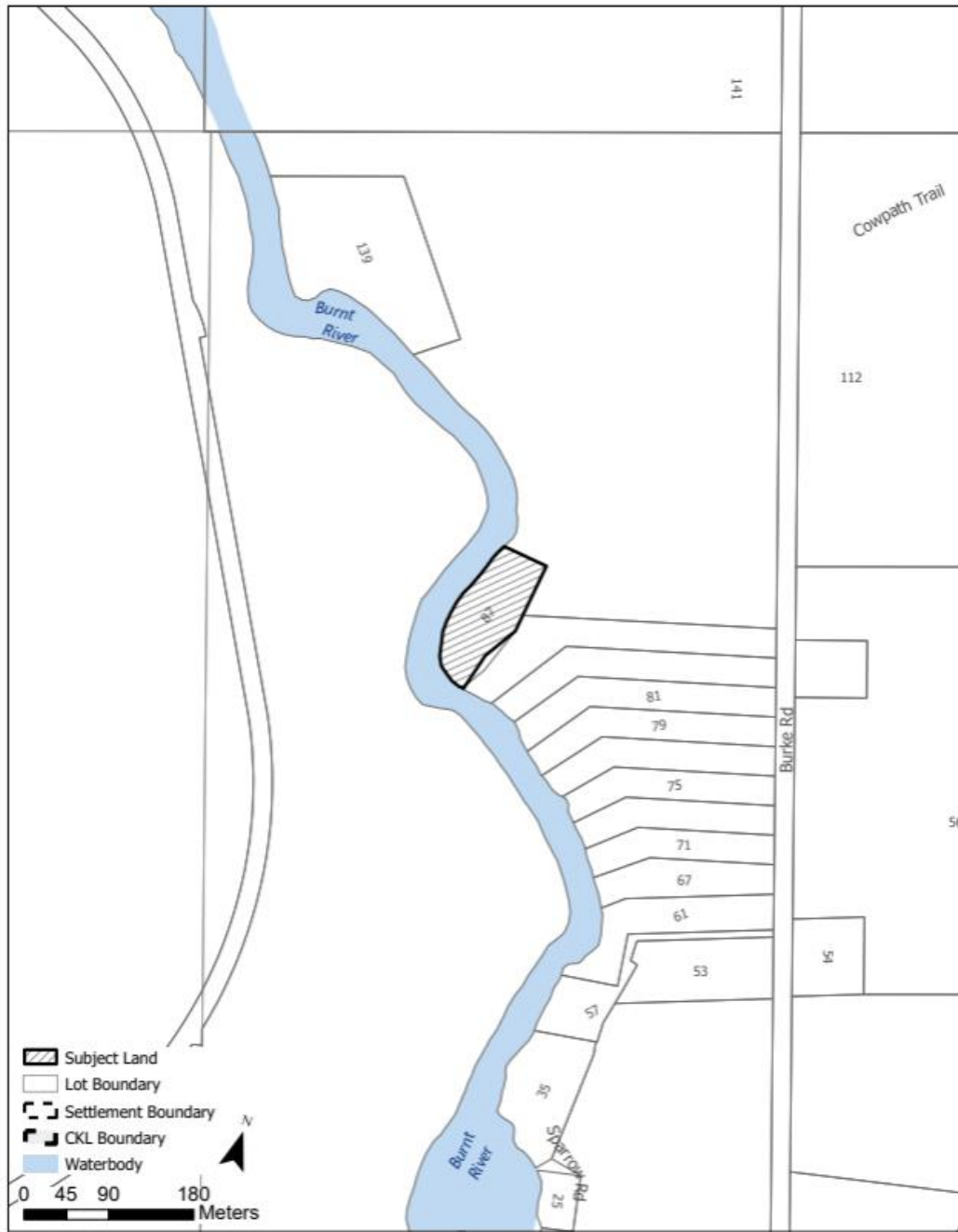
Department File: D06-2025-007

Schedule 1 – Proposed Concept Plan



Schedule 2 – Site Mapping

Location Map



June 9, 2025 Boundaries delineated in this map are approximate only. Refer to registered survey for legal boundaries. SRQ-29475 D06-2025-007

Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement, 2024 (PPS)

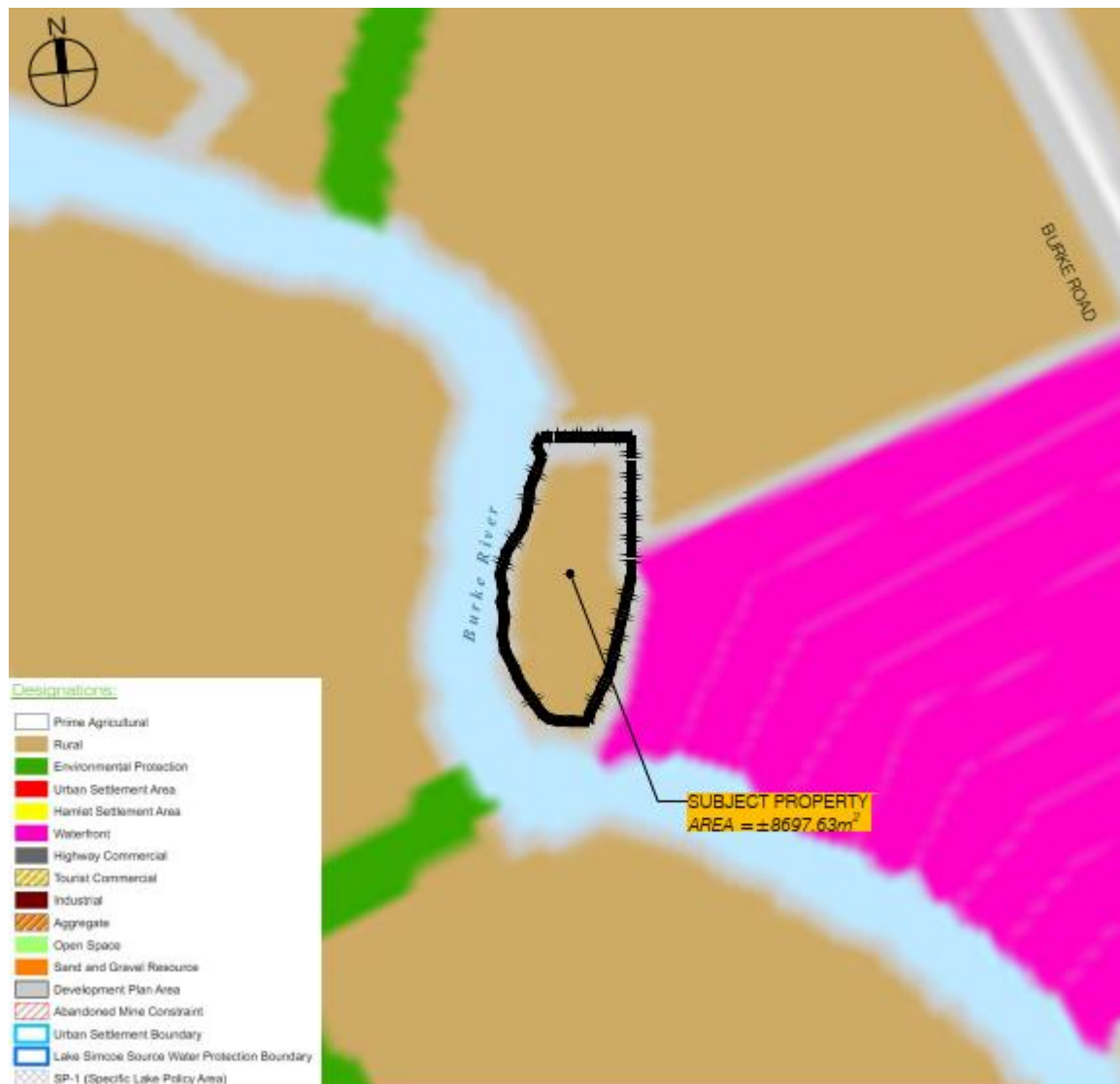
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The PPS is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while 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 subject lands are designated Rural in the City's Official Plan:



Zoning By-Law – Township of Somerville Zoning By-law 78-45

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

