



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2025-042</b>
<b>Meeting Date:</b>	July 9, 2025
<b>Title:</b>	<b>Application to Amend the Township of Ops Zoning By-law 93-30 at 155 Monarch Road, Lindsay - Redmond</b>
<b>Description:</b>	Rezone portions of the Subject Land from the 'Agricultural (A)' Zone to a site-specific 'Agricultural Exception 23 (A-24)' Zone, in order to facilitate the severance of a surplus farm dwelling, and to prohibit residential development at Part Lot 13, Concession 2, Geographic Township of Ops
<b>Type of Report:</b>	Public Meeting
<b>Author and Title:</b>	Julio Sarti Caldeira, Planning Technician, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

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### Recommendations:

**That** Report PLAN2025-042, **Application to Amend the Township of Ops Zoning By-law 93-30 at 155 Monarch Road, Lindsay - Redmond**, be received for information;

**That** a Zoning By-law Amendment respecting application D06-2025-008, substantially in the form attached as Appendix 'D' to Report PLAN2025-042, 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:	Kimberly Ann Redmond and Leonard Arthur Redmond
Applicant:	William Frank Reesor
Legal Description:	Part Lot 13, Concession 2, Township of Ops, City of Kawartha Lakes, municipally known as 155 Monarch Road
Official Plan:	'Prime Agricultural', 'Aggregate Resource' and 'Environmental Protection' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan
Zoning By-law:	'Agricultural (A)' Zone ('Schedule A') in the Township of Ops Zoning By-Law 93-30
Area:	Total Area of Subject Land: 40.59 ha. (100.30 ac.) Total Area of proposed Severed Lands: 1.00 ha. (2.47 ac.) Total Area of proposed Retained Lands: 39.59 ha. (97.83 ac.)
Servicing:	Private individual well, private individual septic tank, ditches
Access:	Municipal – Local (Monarch Road) and Arterial (Elm Tree Road)
Existing Uses:	Agricultural, Residential
Adjacent Uses:	North: Residential, Agricultural East: Agricultural South: Residential, Agricultural, Natural Features West: Residential, Agricultural, Natural Features

An amendment to the Township of Ops Zoning By-law 93-30 is required as a condition of consent approval for the severance of approximately 1.00 ha (Severed Land) of a surplus farm dwelling under File No. D03-2025-003. The Retained Land (approximately 39.59 ha.) will be rezoned from the 'Agricultural (A)' Zone to a site-specific 'Agricultural Exception 24 (A-24)' Zone to prohibit residential development on the Retained Land.

**Rationale:**

As part of the conditional approval for a Consent for Severance, a Zoning By-Law Amendment application is required to rezone the proposed Retained Land to an

'Agricultural Exception 24 (A-24)' Zone. This ensures the Retained Land remains agricultural and protects its natural features. Prohibiting future residential uses also protects areas identified as having high potential for sand and gravel resources. The Severed Land will remain as an 'Agricultural (A)' Zone, as it complies with the provisions of the Township of Ops Zoning By-law. No new development is proposed.

## **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 Lands' are serviced by a private well and septic system, are within the Kawartha Region Conservation Authority ('KRCA') Regulated Area and lie mostly in prime agricultural areas.

Under Section 4.3.2 of the PPS, in prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected. As per Policy 4.3.3.1(c), when a surplus dwelling results from farm consolidation, a new residential lot may be created provided it remains small and no new homes are permitted on the retained agricultural land. In this case, no new development is being proposed. The existing residential dwelling will remain, and the Zoning By-law Amendment seeks to align the land use with PPS policies by prohibiting future residential development on the remaining agricultural parcel. This amendment supports the protection of farmland by preventing fragmentation and maintaining its long-term agricultural viability.

The Zoning By-law Amendment proposes to rezone the Retained Land to an 'Agricultural Exception 24 (A-24)' Zone, aligning with the PPS 2024 policies to protect agricultural resources.

### **City of Kawartha Lakes Official Plan (2012)**

The Subject Land is designated 'Prime Agricultural', 'Aggregate Resource' and 'Environmental Protection' according to Schedule A-3 of the City of Kawartha Lakes Official Plan (CKLOP). Additionally, Schedule B-3 indicates the presence of a small waterbody on the Retained Land.

In accordance with Section 15 of the CKLOP regarding the Prime Agricultural Designation, the City supports the consolidation of farms, allowing severances of surplus dwellings under certain conditions. Section 15.3.4 states that, "The City

recognizes as generally desirable the consolidation of farms wherever possible.

Dwellings that become surplus as a result of a consolidation of abutting farm parcels may be severed provided that:

- a) the residential lot does not exceed 1 hectare in area and is not less than 4,000 sq.m. in area;
- b) the residential lot meets the Minimum Distance Separation criteria;
- c) the dwelling is not required for farm employees; and
- d) the farm land is merged into a single lot."

As per Policy 15.3.5, "Dwellings that become surplus as a result of a consolidation of non-abutting farm parcels may be severed provided that the criteria of 15.3.4 a, b and c above are met and that the retained agricultural land be zoned to prohibit any residential use."

The proposed severance meets these conditions, as the proposed Severed Land is approximately 1.00 hectare (2.47 acres) in size, which is within the permitted range.

Section 17 of the CKLOP outlines that the Environmental Protection Designation applies to areas subject to flooding, Provincially Significant Wetlands (PSW), or other physical hazards. The Retained Land contains such designated areas aligned with the location of a watercourse, which falls under the Environmental Protection Designation. The Subject Land is within the jurisdiction of KRCA, who present no concerns regarding the approval of the Zoning By-law Amendment application. Since no development is being proposed, the application conforms to the City of Kawartha Lakes Official Plan (2012).

Section 24 of the CKLOP describes the goals and objectives for the Sand and Gravel Resource Designation, which aims to protect these resources from land uses incompatible with possible future extraction. Both the Retained and Severed Lands contains such designated areas, and the proposed rezoning prohibiting future residential uses conforms to the City of Kawartha Lakes Official Plan (2012).

### **Township of Ops Zoning By-law 93-30**

The Subject Land is currently zoned 'Agricultural (A)' Zone in the Township of Ops Zoning By-law 93-30. According to the provisions of the Agricultural (A) Zone, a single detached dwelling, along with agricultural uses and accessory buildings and structures, are permitted. The Retained Land would be 39.59 ha. (97.83 ac.) in size and complies with the Agricultural Zone's minimum area requirement of 37 hectares.

It is the policy of the PPS 2024 and City of Kawartha Lakes Official Plan that a retained farm parcel resulting from a surplus dwelling severance shall be merged/consolidated with an abutting farm or be zoned to prohibit future dwellings on the farm lot. Consequently, a Zoning By-Law Amendment is necessary.

Accordingly, the Retained Land will be rezoned to an 'Agricultural Exception 24 (A-24)' Zone to explicitly prohibit any residential development, in accordance with the requirements established by Provincial and City planning policies.

Furthermore, Section 16.2 of the Township of Ops Zoning By-law 93-30 states, "Where a consent is given by the Land Division Committee to create a Residential lot, such lot may be used for a one-family house, provided that the new lot complies with the provisions of the Rural Residential (RR) Zone". The Severed Land complies entirely with the provisions of the RR Zone, and the Severed Land does not require any rezoning.

Planning Staff support the proposed Zoning By-Law Amendment as it aligns with the City's planning framework and fulfills the requirements of the consent approval process while safeguarding the environmental and agricultural integrity of the Retained Land.

### **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 lot severance that would further protect and support agricultural land and agri-business; supporting a healthy environment and promoting a vibrant and growing economy.

## **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 May 7, 2025, which included the following reports and plans in support of the application:

- Planning Application, prepared by William Frank Reesor, dated May 6, 2025
- Sketch for Severance and Proposed Watermain Easement, prepared by Coe Fisher Cameron Land Surveyors, dated May 24, 2024
- Cover Letter, prepared by Heather Richardson, Staples & Swain Professional Corporation, dated May 7, 2025

Staff deemed the application 'complete' under the requirements of the Planning Act on May 14, 2025, and initiated Agency consultation on May 15, 2025, with a requested review period of the application submission package by May 29, 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 applications through circulation of the Notice of Public Meeting on June 11, 2025.

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

**Planning** – reviewed the proposal and has no concerns.

**Development Engineering** – reviewed the proposal and has no objections.

**Building and Septic** – reviewed the proposal and has no concerns.

**Kawartha Region Conservation Authority** - reviewed the proposal and expressed no concerns with the Zoning By-law Amendment.

**Enbridge** - reviewed the proposal and has no objections.

**Alderville First Nation** - Alderville First Nation rights in its Reserve and Traditional Territory and/or Treaty Territory include rights to hunt, fish and trap, to harvest plants for food and medicine, to protect and honour burial sites and other significant sites, to sustain and strengthen its spiritual and cultural connection to the land, to protect the Environment that supports its survival, to govern itself, sustain itself and prosper including deriving revenues from its lands and resources, and to participate in all

governance and operational decisions about how the land and resources will be managed, used and protected.

## **Conclusion:**

The proposal represents good land use planning by facilitating the severance of a surplus farm dwelling in accordance with policies of the PPS, Kawartha Lakes Official Plan, and Township of Ops Zoning By-law 93-30.

Staff respectfully recommends that the Zoning By-law Amendment respecting application D06-2025-008, substantially in the form attached as Appendix 'D' to Report PLAN2025-042, 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 Julio Sarti Caldeira at [dillonplanning@kawarthalakes.ca](mailto: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



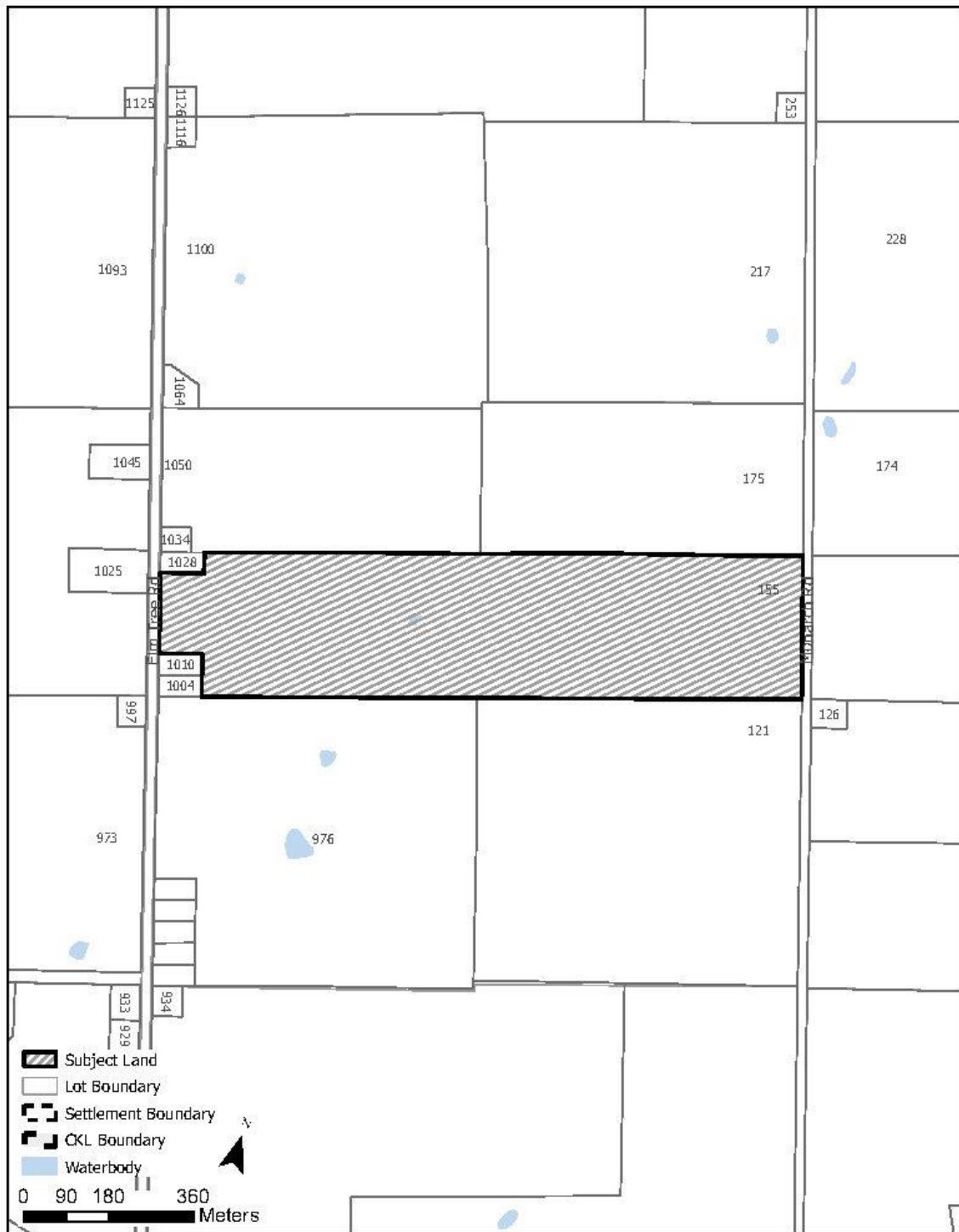
D06-2024-019 Draft  
Zoning By-law-ZBA (

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

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

**Department File:** D06-2025-008

Appendix A – Location Map



June 9, 2025 Boundaries delineated in this map are approximate only. Refer to registered survey for legal boundaries. SRQ-29569 D06-2025-008



Appendix B – Aerial Map



Appendix C – Concept Plan

