

## Council Report

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**Report Number:** PLAN2025-038

**Meeting Date:** July 22, 2025

**Title:** **Removal of Holding (H) Symbol for King's Wharf Subdivision Lots 2, 3, 6, 7, 17, and 21, Blocks 22, 23, and 24, Plan 57M-808**

**Description:** An application to amend the Township of Emily Comprehensive Zoning By-law 1996-30 to remove the Holding (H) symbol from the Rural Residential Type Three [Holding] (RR3[H]) Zone, Rural Residential Type Three Exception Eleven [Holding] (RR3-11[H]) Zone, Agricultural Exception Twenty-six [Holding] (A1-26[H]) Zone, Environmental Protection Exception Two [Holding] (EP-2[H]) Zone, and Environmental Protection Exception Three [Holding] (EP-3[H]) Zone on Lots 2, 3, 6, 7, 17, and 21, Blocks 22, 23, and 24, Plan 57M-808  
(File D06-2025-009)

**Author and Title:** Nicolas Smith, Planner II

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### Recommendations:

**That** Report PLAN2025-038, **Removal of Holding (H) Symbol for King's Wharf Subdivision Lots 2, 3, 6, 7, 17, and 21, Blocks 22, 23, and 24, Plan 57M-808** be received;

**That** the proposed zoning by-law amendment, substantially in the form attached as Appendix 'B' to Report PLAN2025-038, be adopted by Council; and

**That** the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

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

**Financial/Legal/HR/Other:** \_\_\_\_\_

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

## **Background:**

The purpose of the zoning by-law amendment is to remove the Holding (H) symbol on a number of Lots and Blocks located in the King's Wharf Subdivision. The Holding (H) symbol was placed on Lots located in the King's Wharf Plan of Subdivision to ensure that the owner provided the City with satisfactory well tests that confirm that there would be no negative impact to the adjacent existing wells as a result of the development of the subject lands for residential purposes, and that there is a suitable quantity of water for the proposed residential uses. The effect of removing the Holding (H) symbol is to facilitate the development of residential uses on the associated lots. Another Holding (H) symbol was placed on the Blocks in the Plan of Subdivision that would be removed following the registration of the Subdivision Agreement and Plan of Subdivision.

Owner:	Multiple
Applicant:	City of Kawartha Lakes initiated
Legal Description:	Registered Plan 57M-808 Lots 2, 3, 6, 7, 17, and 21, Blocks 22, 23, and 24, Plan 57M-808, Geographic Township of Emily, City of Kawartha Lakes
Official Plan:	'Environmental Protection', 'Waterfront', and 'Rural' on Schedule A-3 to the City of Kawartha Lakes Official Plan
Zone:	Rural Residential Type Three [Holding] (RR3[H]) Zone, Rural Residential Type Three Exception Eleven [Holding] (RR3-11[H]) Zone, Agricultural Exception Twenty-six [Holding] (A1-26[H]) Zone, Environmental Protection Exception Two [Holding] (EP-2[H]) Zone, and Environmental Protection Exception Three [Holding] (EP-3[H]) Zone in the Township of Emily Comprehensive Zoning By-Law 1996-30
Site Servicing:	Private well and septic systems
Existing Use:	Vacant lots, residential lots, private park, and stormwater management pond
Adjacent Uses:	North – Lakeview Estates shoreline community and Agricultural uses East – Pigeon Lake South – Agricultural uses and stream to Pigeon Lake

West – Agricultural uses

**Rationale:**

On April 19, 2013, the Ontario Municipal Board granted draft plan approval to Plan of Subdivision 16T-08503 to create 21 residential lots for single detached dwellings, vacant land and private open space blocks, a block for a stormwater management facility with a drainage easement to Pigeon Lake, 0.3 metre reserves to prohibit access from Pigeon Lake Road and King's Wharf Road, and the extension of Lakeview Crescent to serve this development. Subsequently, the Director of Development Services extended the draft plan approval twice on March 7, 2016 and March 12, 2019 with a final lapsing date of April 19, 2020. In 2020, the Subdivision Agreement and Plan of Subdivision were registered.

The subject lands are located at the southwest corner of King's Wharf Road and Pigeon Lake Road south of Bobcaygeon (see Appendix 'A').

Zoning By-law 2012-130 rezoned the subdivision (registered plan 57M-808) to facilitate residential development and placed a Holding symbol on all lots and blocks except lot 10 as it had an existing single detached dwelling. The Holding (H) symbol was placed on the lots to ensure that the owner provided the City with satisfactory well tests. The well tests were required to confirm that there will be no negative impacts on adjacent wells through the development of the subject lands and that there is a suitable quantity of water for the proposed residential uses. The effect of removing the Holding (H) symbol from the lots is to facilitate the development of residential uses on the associated lots.

Another Holding (H) symbol was placed on the Blocks in the Plan of Subdivision. As per By-law 2012-130, the Holding (H) symbol placed on the blocks was to be lifted once the subdivision was registered.

The King's Wharf Subdivision has undergone several removal-of-hold processes, which inadvertently removed and reinstated the holds on several lots.

The following is summarized in the Zoning Analysis Table attached as Appendix "C."

- By-law 2023-131 removed the Holding (H) symbol from Lots 2, 3, 6, 7, 17, and 21.
- By-law 2023-143 inadvertently placed the Holding (H) symbol back on Lots, 2, 3, 6, 7, 17, and 21; and, removed the Holding (H) symbol from Lots 1, 4, 11, 19, and 20.
- By-law 2024-047 removed the Holding (H) symbol from Lots 8, 9, and 18.

The Planning Division has received well test reports for Lots 2, 3, 6, 7, 8, 9, 11, 17, 18, 19, 20, and 21. The hydrogeological study completed for the plan of subdivision included well test reports for Lots 1 and 4.

The registration of the Subdivision Agreement and Plan of Subdivision has occurred.

On this basis, it is appropriate for Council to consider removal of the Holding (H) symbol from Lots 2, 3, 6, 7, 17, and 21, and from Blocks 22, 23, and 24.

Removal of the Holding (H) provisions will allow for the development on these lots and blocks in the King's Wharf Subdivision. The removal of the Holding (H) provisions from the Blocks is for administrative purposes only. The Holding (H) provision will remain on Lots 5, 12, 13, 14, 15, and 16.

### **Applicable Provincial Policies:**

The application is consistent with the Provincial Planning Statement, 2024 (PPS).

### **Official Plan Conformity:**

The lands are designated 'Environmental Protection', 'Waterfront', and 'Rural' on Schedule A-3 of the City of Kawartha Lakes Official Plan. The proposed development conforms to the applicable policies of the designations.

### **Zoning By-law Compliance:**

The lands subject to the application are Rural Residential Type Three [Holding] (RR3[H]) Zone, Rural Residential Type Three Exception Eleven [Holding] (RR3-11[H]) Zone, Agricultural Exception Twenty-six [Holding] (A1-26[H]) Zone, Environmental Protection Exception Two [Holding] (EP-2[H]) Zone, and Environmental Protection Exception Three [Holding] (EP-3[H]) Zone on Schedule A to the Township of Emily Comprehensive Zoning By-law 1996-30. The Holding (H) symbol was applied to the Rural Residential Type Three zones to ensure that the owner provided satisfactory well tests to support the residential development. The Agricultural Exception Twenty-six and Environmental Protection zones Holding (H) symbol were applied to require the registration of the Subdivision Agreement and Plan of Subdivision. As discussed, the City has been provided with studies that have been deemed satisfactory and the registration of the Subdivision Agreement and Plan of Subdivision has occurred.

### **Other Alternatives Considered:**

There are no other alternatives considered to be appropriate or represent good planning.

## **Alignment to Strategic Priorities**

For reference the four strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

- 1) A Healthy Environment
- 2) An Exceptional Quality of Life
- 3) A Vibrant and Growing Economy
- 4) Good Government

This application aligns with the 'Vibrant and Growing Economy' and 'Exceptional Quality of Life' priorities by increasing available housing options in Kawartha Lakes, as well as the 'Good Government' priority by reviewing by-laws for currency and effective administration.

## **Financial/Operation Impacts:**

There are no financial considerations unless Council refuses to remove the Holding (H) symbol is appealed to the Ontario Land Tribunal.

## **Servicing Implications:**

The development is serviced by private septic and water services as well as a stormwater management pond.

## **Consultations:**

Notice of this application was given in accordance with the Planning Act.

## **Development Services – Planning Division Comments:**

Staff support the application based on the information contained in this report and as such, recommends that the proposed zoning by-law amendment to remove the Holding (H) symbol be approved and adopted by Council.

## **Conclusion:**

The removal of Holding on Lots 2, 3, 6, 7, 17, and 21, Blocks 22, 23, and 24, Plan 57M-808, will allow for the development on these Lots and conclude an administrative process for the Blocks in the King's Wharf Subdivision. Planning staff do not anticipate any negative impacts as a result of the Holding removal.

## Attachments:

### Appendix A – Location Map



PLAN2025-038  
Appendix A Key Map

### Appendix B – Zoning By-law Amendment



PLAN2025-038  
Zoning By-law for Rer

### Appendix C – Zoning Analysis Table



PLAN2025-038  
Appendix C Zoning Ar

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

**Department File:** D06-2025-009