

The Corporation of the City of Kawartha Lakes
Minutes
Planning Advisory Committee Meeting

Wednesday, April 10, 2024
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Doug Elmslie
Councillor Tracy Richardson
Councillor Pat Warren
Mike Barkwell
Patrick O'Reilly
Andrew Veale
Jason Willock

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1. **Call to Order and Adoption of Agenda**

Chairperson A. Veale called the meeting to order at 1:00 p.m. Mayor D. Elmslie, Deputy Mayor T. Richardson, Councillor P. Warren, and Committee Members M. Barkwell, P. O'Reilly, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services L. Barrie, Director of Engineering and Corporate Assets J. Rojas, Manager of Planning J. Connolly, Manager of Development Engineering C. Sisson, Planner II M. LaHay, and WSP Practice Lead M. Alexander were also in attendance.

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

PAC2024-020

Moved By Councillor Richardson

Seconded By J. Willock

That the agenda for the Wednesday, April 10, 2024 Planning Advisory Committee Meeting be adopted as circulated and as amended.

Carried

2. **Declarations of Pecuniary Interest**

In relation to Item 6.1 on the Agenda the following statements were made:

- Mayor Elmslie stated that while he knows two residents on Walker Street, and that one of those residents had assisted with his election campaign, that he does not have a pecuniary interest.
- P. O'Reilly stated that he also knows many people who live on Walker Street, and wanted to have that noted for the public record.

3. **Public Meeting Reports**

The Chair stated that, as required under the Planning Act, a Public Meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2024-022

Application to Amend the Township of Mariposa Zoning By-law 94-07 at 77 Cottage Road, Little Britain - Snodden

Matt Alexander, Practice Lead, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.1.1 Public Meeting

Mr. Alexander confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that a sign was posted on the subject property. They summarized the application, explaining that it proposes to fulfill the conditions of provisional consent. The applicant is required to apply to rezone the retained agricultural land to prohibit future residential uses, and to recognize the new lot size and configuration of the severed land. The applicant is proposing to rezone the lands from the 'Agricultural (A1) Zone', to the 'Agricultural Exception Forty-Three (A1-43) Zone', and from the 'Agricultural (A1) Zone' to the 'Rural Residential Type One Exception Thirteen (RR1-13) Zone'. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report that no additional comments were received. Staff are recommending that the application be referred to Council for approval.

The Chair inquired if the applicant wished to speak to the application.

Bob Clark of Clark Consulting Services spoke on behalf of the owners provided an overview of his presentation (which are attached to the minutes) summarizing the following:

- Location of the property and proposed severance;
- Location of the natural areas on the property;
- Current Zoning and Official Plan designations; and
- Proposed Zones for the severed and retained lots; and
- Opinion that this proposal was supported by Official Plan and Provincial Policy

He made himself available for any questions.

The Chair inquired if anyone wished to speak to the application.

No persons spoke to the application.

The Public Meeting concluded at 1:16 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-021

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2024-022, Application to Amend the Township of Mariposa Zoning By-law 94-07 at 77 Cottage Road, Little Britain - Snodden, be received;

That a Zoning By-law, respecting application D06-2024-004, substantially in the form attached as Appendix D to Report PLAN2024-022 be approved for adoption by Council; and

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

Carried

3.2 PLAN2024-023

Application to Amend the Township of Verulam Zoning By-law 6-87 at 26 Country Club Drive, Fenelon Falls - Eganridge Inc

Matt Alexander, Practice Lead, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.2.1 Public Meeting

Mr. Alexander confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that a sign was posted on the subject property. They summarized the application, explaining that it proposes to recognize the existing legal non-conforming hotel resort use on site, permit a three-storey addition to the hotel consisting of 41 additional hotel suites, and upgrade the pool enclosure and spa amenity area. To facilitate this commercial development, the applicant proposes to rezone a portion of the subject land from the 'General Rural (A1) Zone' to the 'Recreational Commercial (C3) Zone'. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be determined upon further review of the application. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report additional comments were received from R. Ennis, P. O'Reilly, and K. Farr. He summarized the concerns raised including issues relating to:

- Additional uses in the C3 Zone that may be permitted in the future;

- Water quality and quantity for nearby wells and the impact of Eganridge's existing septic system;
- Water runoff from parking lots;
- Potential for traffic increases; and
- Issues relating to construction.

Staff are recommending that the application be referred back to staff until technical reviews have been completed and all agency comments are received. Mr. Alexander responded to questions from members of the Committee.

The Chair inquired if the applicant wished to speak to the application.

Marnie Saunders of D.M. Wills Associates Ltd. spoke as the applicant, and noted that the owners were present and available for any questions that may be raised regarding the operations of the facility. She noted that they agreed with the conclusions of the recommendations of staff report, and provided an overview of the documentation that was supplied to support the application. She noted that studies indicated sufficient well water supply for the expansion, and that an on site sewage system assessment had been conducted. She further stated that no negative impacts were found in the Traffic impact study and that Alderville First Nation had requested to be a part of the ongoing consultation. Overall she concluded by agreeing with the assessments in the report and she responded to questions from the members of the committee.

George Friedmann spoke on behalf of the ownership of Eganridge Inc. and provided an overview of the history of their involvement with the property, and the proposed expansion. He stated that the expansion will allow the hotel to operate more fully year round, by expanding the amenity areas for winter use. He stated that the additional hotel rooms would be laid out in a more efficient way with rooms on both sides of an interior hallway, and that the expansion would not add any additional height to the building. He said the expansion would support local jobs in the community, and attract more corporate use. He responded to questions from the members of the committee.

The Chair inquired if anyone wished to speak to the application.

Joanne Jackson stated she supported Eganridge and wanted to see it succeed, however raised concerns relating to the following:

- Water levels and effect on neighbouring property's wells;
- Potential for smell from septic system;

- Loss of views to the lake;
- Alternate options for future changes on the property with the C3 zoning;

Paula O'Reilly and Robert Ennis stated that they were not opposed to the rezoning in principle, however raised concerns relating to the following:

- Access and rights of way to and from the property;
- That the C3 zone might also permit camping facilities in the future;
- The potential for using holding provisions to prevent immediate development of some portions of the property;
- Water supply issues for the community;
- Water runoff from parking lots;
- Traffic and excessive speeding following events; and
- Issues related to noise and other construction impacts.

No other persons spoke to the application.

The Chair permitted Ms. Saunders and Mr. Friedmann to respond to the issues raised. Mr. Friedmann noted that while the conference and restaurant facility aren't proposed for expansion, he noted that the additional hotel rooms could keep guest on the property instead of having to drive back and forth to other accommodation options, thereby reducing some traffic. He further noted that the lake views are what brings guests to the area, and he stated that nothing is planned to alter those views. He concluded that at this time there is no further expansion plans for any other parts of the lands being rezoned. Ms. Saunders noted that well water quality and quantity are being monitored to ensure no impact to wells in the area. She noted that construction control measures could be addressed in the site plan process, and that traffic calming options could be brought forward to the City outside of the zoning process.

The Public Meeting concluded at 2:01p.m.

3.2.2 Business Arising from the Public Meeting

PAC2024-022

Moved By Councillor Warren

Seconded By M. Barkwell

That Report PLAN2024-023, Application to Amend the Township of Verulam Zoning By-law 6-87 at 26 Country Club Drive, Fenelon Falls - Eganridge Inc, be received for information; and

That Report PLAN2024-023, be referred back to staff for processing until review of the technical studies has been completed.

Carried

3.3 PLAN2024-024

Application to Amend the Township of Somerville Zoning By-law 78-45 at 1101 Kawartha Lakes Road 49, Bobcaygeon - Bevanda

Matt Alexander, Practice Lead, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.3.1 Public Meeting

Mr. Alexander confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that a sign was posted on the subject property. They summarized the application, explaining that it proposes to allow the severance of approximately 40 hectares of vacant rural land, from 40 hectares of retained rural land. The retained rural land contains an existing single detached dwelling and a shed that will remain on the retained lot. The intent is that the severed lot will be redeveloped in the future with a single detached dwelling. The Zoning By-law Amendment will integrate an identified wetland area into the Environmental Protection Zone with a vegetation protection buffer, and implement a 300-metre setback requirement from the severed lot to the neighbouring aggregate operation in order to fulfill conditions of Provisional Consent Approval (File: D03-2017-026). Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be determined upon further review of the application. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report that no additional comments were received. He stated that while Staff generally support the zoning by-law amendment, Staff respectfully recommend that the application be referred back until technical reviews have been completed, specifically as it relates to land use compatibility concerning the neighbouring aggregate operation. He responded to questions from members of the Committee.

The Chair inquired if the applicant wished to speak to the application.

Chris Conti from EcoVue Consulting Services spoke as the applicant and stated that they generally support the findings in the staff report. He noted that the owners want to construct a dwelling on the southern portion of the severed land and wanted to ensure that they did not miss the two year window for the

conditions of the consent, and that the deadline of September 2024 not be missed.

The Chair inquired if anyone wished to speak to the application.

No persons spoke to the application.

Mr. Alexander was questioned if a report could be returned within the time period of the deadline and he confirmed that a follow up report was drafted and ready to go once the outstanding comments have been received.

The Public Meeting concluded at 2:20 p.m.

3.3.2 Business Arising from the Public Meeting

PAC2024-023

Moved By Councillor Warren

Seconded By Councillor Richardson

That Report PLAN2024-024, Application to Amend the Township of Somerville Zoning By-law 78-45 at 1101 Kawartha Lakes Road 49, Bobcaygeon - Bevanda, be received; and

That Report PLAN2024-024, be referred back to staff to address agency comments and for further review of technical studies.

Carried

The committee recessed at 2:21 p.m. and reconvened at 2:30 p.m.

4. Deputations

4.1 Michael Puffer and Robert Stewart

Relating to Report PLAN2024-019 (Item 6.1 on the Agenda)

Mr. Puffer and Mr. Stewart spoke to revising the application for Item 6.1 following concerns that they raised including:

- Safety due to proximity to the Walker Street and Colborne St W intersection, and the community mailbox;
- The lack of crosswalks in the area to let the new and existing residents cross Colborne St. W.;
- Increases in traffic;

- Lack of garages in the plan and reduction in parking for the middle unit, or lack of visitor parking in general; and
- Overall increased density, permitting 6 dwelling units on small lot.

They concluded by recommending that a duplex could be permitted on the lot, and where driveways would be further back from the intersection.

4.2 **Kent Randall, EcoVue Consulting Services Inc.**

Relating to Report PLAN2024-019 (Item 6.1 on the Agenda)

Kent Randall of EcoVue Consulting spoke as the planners for the application, and supported the staff recommendation for approval. He provided an overview of the application, noting that an open house was held and changes were made to reduce the number of dwelling units from eight to six, and architectural design changes. He noted that while the nearby intersection is busy, this proposal would have a negligible impact on traffic. He emphasized that the Provincial Policy Statement supports this type of gentle intensification, and that this proposal is a good compromise that doesn't overwhelm the existing neighbourhood character. He responded to questions from the members of the committee.

5. **Correspondence**

6. **Regular and Returned Reports**

6.1 PLAN2024-019

Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur

Mark LaHay, Planner II

Mr. LaHay confirmed that a Public Meeting on this matter was held on September 14, 2022 in accordance with the Planning Act. They summarized the application, explaining that it the original application has been revised with lesser density which would rezone the north portion of the land in the Town of Lindsay Zoning By-law from the "Residential Two (R2) Zone" to the "Residential Multiple One Special Twenty (RM1-S20) Exception Zone" to permit three (rather than four) townhouses with site specific development standards and facilitate a future severance. The proposed retained land containing the existing dwelling would now be subject to a minor reduction in rear yard setback to be recognized with a "Residential Two Special Forty-Three (R2-S43) Exception Zone". The effect of the revised amendment will permit three 2-storey stacked townhouses, each containing a primary and an additional residential unit, for six dwelling units (rather than eight) on the north half of the subject land. The proposed

townhouses are intended be subdivided in the future into three separate lots. The site-specific development standards in the zoning by-law would include reduced rear yard setback for all units, and reduced minimum lot area per dwelling unit and increased maximum lot coverage and gross floor area as a percentage of lot area only for the interior (middle) dwelling unit. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Lindsay Secondary Plan. Mr. LaHay summarized the comments received to date, as detailed in the report. Staff are recommending that the application be referred to Council for approval. Mr. LaHay and Ms. Barrie responded to questions from the members of the Committee.

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2024-019, **Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur**, be received;

That the zoning by-law amendment respecting application D06-2022-021 be denied for excessive density.

Motion Failed

Moved By Councillor Warren

Seconded By P. O'Reilly

That Report PLAN2024-019, **Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur**, be received; and

That application D06-2022-021 be referred back to staff for further consultation.

Motion Failed

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2024-019, **Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur**, be received;

That application D06-2022-021 be referred back to staff for recommended modification for a two-plex proposal (rather than a three-plex) to be brought back to the Planning Advisory Committee.

Motion Failed

PAC2024-024

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2024-019, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur, be received;

Carried

PAC2024-025

Moved By Mayor Elmslie

Seconded By Councillor Richardson

That application D06-2022-021, being Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 158 Colborne Street West, Lindsay - Francoeur, be forwarded to Council for consideration; and

That Council be notified that the Planning Advisory Committee does not support the staff recommendation as printed on report PLAN2024-019.

Carried

6.2 PLAN2024-026

Applications to Amend the City of Kawartha Lakes Official Plan and Township of Verulam Zoning By-law at Block 18, Peller Court, Bobcaygeon - Morrallee

Matt Alexander, Practice Lead, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

Mr. Alexander confirmed that a Public Meeting on this matter was held on November 29, 2023 in accordance with the Planning Act. He summarized the application, explaining that it proposes to amend the City of Kawartha Lakes Official Plan to recognize the placement of six (6) existing docks and to permit the development of three (3) additional docks within the shoreline area. To facilitate this request, the applicant is proposing to amend the City of Kawartha Lakes Official Plan Development Plan Area Five (DP-5), Nature Reserve, which is identified as containing Provincially Significant Wetland and Fish Habitat. The subject site is zoned 'Open Space Special Exception Ten (OS-10) Zone' in the Township of Verulam Zoning By-law 6-87, as amended. Amending the Official Plan and Zoning By-Law will have the effect of permitting the placement of the existing and future docks on the site. The Zoning By-law Amendment will also remove the beach as a permitted use. The application is consistent with the

Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report that no additional comments were received. Staff are recommending that the application be referred to Council for approval. Mr. Alexander and Mr. Morrallee responded to questions from the members of the Committee.

PAC2024-026

Moved By Councillor Warren

Seconded By Councillor Richardson

That Report PLAN2024-026, **Applications to Amend the City of Kawartha Lakes Official Plan and Township of Verulam Zoning By-law at Block 18, Peller Court, Bobcaygeon - Morrallee**, be received for information;

That an Official Plan Amendment respecting application D01-2023-003, substantially in the form attached as Appendix D to Report PLAN2024-026, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2023-027, substantially in the form attached as Appendix E to Report PLAN2024-026, 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.

Carried

7. Adjournment

PAC2024-027

Moved By Councillor Warren

Seconded By Mayor Elmslie

That the Planning Advisory Committee Meeting adjourn at 3:21 p.m.

Carried