

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

PC2019-11
Wednesday, November 6, 2019
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Tammy Smith
Jason Willock

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1. Call to Order and Adoption of Agenda

Chair O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and A. Veale and M. Barkwell, T. Smith, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Service C. Marshall, Manager of Planning R. Holy, Supervisor of Development Planning S. Rea, Planning Officer - Large Developments I. Walker, Planner II Q. Adebayo, and Senior Engineering Technicians R. Perdue & J. Newbery were also in attendance.

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

PAC2019-071

Moved By Councillor Veale

Seconded By M. Barkwell

That the agenda for the Wednesday, November 6, 2019 Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting

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 PLAN2019-061

Quadri Adebayo, Planner II

An application to amend the Town of Lindsay Zoning By-law 2000-75 on land described as Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, identified as 257 Kent Street West - 2680749 Ontario Inc.

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date

Mr. Adebayo confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to change the zone category from Mixed Residential Commercial (MRC) Zone to Mixed Residential Commercial Special Exception Sixteen (MRC16) Zone. The rezoning is required in order to permit a home improvement-type use to be operated out of the ground floor space of the building in the form of a showroom for the sale of bathroom and kitchen fixtures with related furnishing (a home improvement showroom) that is neither identified nor defined in the Town of Lindsay Zoning By-law. The application conforms to the 2019 Growth Plan, the Town of Lindsay Official Plan, and is consistent with the 2014 Provincial Policy Statement. Mr. Adebayo summarized the comments received to date, as detailed in his report, noting that the building permit process for the fire separation deficiency between the ground floor space and the residential space above it is still at the precursory stage and that no formal submission has been made. Staff are recommending that the application be forwarded to Council for approval.

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

Don Gordon, Planning Consultant, spoke as applicant and stated that they are satisfied with the staff recommendation, and made himself available for any questions.

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

No other persons spoke to the application.

3.2 PLAN2019-063

Sherry Rea, Development Planning Supervisor
Applications to amend the City of Kawartha Lakes Official Plan and the Township of Ops Zoning By-law 93-30 on land described as Part of Lot 16, Concession 5, geographic Township of Ops, identified as 354 Angeline Street South, Lindsay - Lindsay Agricultural Society

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and zoning by-law amendments. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Ms. Rea confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted on the subject property. She summarized the application, explaining that it proposes to permit camping, recreational vehicle/trailer sites and camping cabins on the site together with accessory structures (comfort stations, washrooms, boat launch, and parking) and to protect the wetlands, floodplain and watercourses on the site while allowing for trails and structures such as docks, boardwalks and footbridges. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Ms. Rea summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from Community Services with no concerns. Staff are recommending that the application be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed. She responded to questions from Committee members.

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

Beverly Saunders and Harry Stoddart respectively spoke to the application as the applicant and spokesperson of the property owner. They noted the specific proposals for the two phases to the development, stating that they would like to complete the first phase in time for major events being held in Fall 2020. They stated that an open house was held, and primarily positive feedback was heard, however they heard concerns about traffic, and have submitted a Traffic Impact Study. They also stated that staff from Kawartha Conservation visited the site, and would be providing written comments in the near future. They responded to questions from committee members.

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

Kyle Vandenburg spoke on behalf of Riverside Cemetery, which owns the land and island across the Scugog River. He stated that the close proximity might encourage campers to cross the river and access the cemetery. He also noted

that their main concern is that noise from the campground might disrupt internments, and questioned how noise might be monitored.

Ken Nesbitt, of 9 Ridgewood Road, stated that he was not opposed to the application, however he wanted to express concerns regarding noise during fairground events, traffic along Highway 7 and Angeline Street during events, off-site street side parking during events, and waste management capacity for the excess garbage produced on the grounds.

Lloyd McEwan, property owner of the adjacent 368 Angeline Street, stated that he came today to seek more information on the application. He expressed concerns about potential for reduced property values, sufficient water and sewer capacity, and access concerns between his property and the fairgrounds. Overall he stated that he wants to see tourism assets developed, and requested to be kept informed of the application.

No other persons spoke to the application.

The Chair permitted the applicant and the owner's representative to respond to the concerns brought forward. They stated that turn lanes have been installed into the grounds, and that natural vegetation will act as a natural noise barrier. They stated that sewer and water lines have been run to the property, and that there is sufficient capacity. Recently, 200 parking spots were added to reduce the need for off-site parking, and that garbage issues will be dealt with the site plan approval process. In conclusion they stated that this proposal is good for the businesses in the area, and they are only seeking an incremental change to what is already permitted on the property.

3.3 PLAN2019-064

Ian Walker, Planning Officer - Large Developments
Applications to amend the Town of Lindsay Official Plan and Zoning By-law
2000-75 on property identified as vacant land on Angeline Street South, Lindsay
- DDB Investment Group Limited

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and zoning by-law amendments. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Walker confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and a sign

was posted on the subject property. He summarized the application, explaining that it proposes to change the land use designation from the Residential designation to the General Commercial designation and to change the zone category from the Residential One (R1) Zone to the General Commercial Special ** (GC-S**) Zone to permit a range of commercial uses appropriate for the site, including a five storey, 80 unit hotel. The application conforms to the Growth Plan and is consistent with the Provincial Policy Statement. Mr. Walker summarized the comments received to date, as detailed in his report, noting that no additional public comments had been received prior to the meeting, and that Community Services had no concerns. Staff are recommending that the application be referred back to staff for further review and processing until such time as all comments and concerns have been addressed. He responded to questions from Committee members.

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

Kevin Duguay spoke as the applicant, and stated that this application has been processed quickly, and they have not yet had time to host a public open house for the proposal. He stated that a consent application will be filed for review with the Committee of Adjustment. Mr. Duguay said that there is need for roofed, and longer stay hotel accommodation in the area, and this proposal would complement the proposal on today's agenda at the nearby fairgrounds. He noted that the location of the hotel on the property is street friendly, by placing the building closer to Angeline Street, with more than the requisite number of parking spaces behind the building. In conclusion he stated he supported the staff recommendation, and made himself available for any questions.

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

Max Radiff, of 32 Laurent Blvd, stated that he was hoping that this new hotel would be as good of a neighbor as the other hotel in the neighbourhood, and that it is a welcome addition.

Lloyd McEwan, of 212 Mary Street West, noted that the existing neighbourhood hotel hasn't caused disturbance, other than the parking lot lights. He questioned if the fire department could service a building of that height, and requested to be kept informed of updates on this development.

No other persons spoke to the application.

The Public Meeting concluded at 2:08 p.m.

4. Business Arising from Public Meeting

4.1 Item 3.1

PAC2019-072

Moved By Mayor Letham

Seconded By Councillor Veale

That Report PLAN2019-061, respecting Part Lot 20, Concession 5, Plan 82, Part of Lot 8, Part 1 on 57R-7955, former Town of Lindsay, and identified as 257 Kent Street West; Application No. D06-2019-027, be received;

That a Zoning By-law Amendment respecting application D06-2019-027, substantially in the form attached as Appendix E to Report PLAN2019-061, be approved and adopted by Council; and

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

Carried

4.2 Item 3.2

PAC2019-073

Moved By Councillor Seymour-Fagan

Seconded By T. Smith

That Report PLAN2019-063, Part of Lot 16, Concession 5, geographic Township of Ops, Applications D01-2019-004 and D06-2019-031 be received; and

That Report PLAN 2019-063 respecting Applications D01-2019-004 and D06-2019-031 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

Carried

4.3 Item 3.3

PAC2019-074

Moved By Mayor Letham

Seconded By M. Barkwell

That Report PLAN2019-064, Part of Lot 18, Concession 5, Former Town of Lindsay, DDB Investment Group Limited – Applications D01-2019-003 and D06-2019-029, be received; and

That PLAN2019-064 respecting Applications D01-2019-003 and D06-2019-029 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

Carried

5. Deputations

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2019-065

Richard Holy, Manager of Planning

Request by 2594441 Ontario Inc. to enter into a Subdivision Agreement for Plan of Subdivision 16T-08503, King's Wharf Estates Subdivision on land described as Part of Lots 21 and 22, Concession 13, geographic Township of Emily

Mr. Holy confirmed that this matter was approved by the Ontario Municipal Board on April 19, 2013 in accordance with the Planning Act. He summarized the plan, explaining that it proposes 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. The application conforms to the Official Plan, Growth Plan and is consistent with the Provincial Policy Statement. Staff are recommending that subdivision agreement, proposed street names, reduction of securities, and payment plan for Development Charges be approved. He responded to questions from Committee members.

PAC2019-075

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2019-065, **King's Wharf Estates Subdivision Agreement**, be received;

That the Subdivision Agreement for King's Wharf Estates, City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2019-065 be approved by Council;

That the street names of Lakeview Crescent and Jeff Beukeboom Court for the draft plan of subdivision be approved by Council;

That the reduction of securities be considered once completed works have been confirmed by Staff;

That the recommended payment of Development Charges, as outlined in the draft subdivision agreement contained in Appendix C to Report PLAN2019-065, be received and approved by Council; and

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

Carried

8. Adjournment

PAC2019-076

Moved By T. Smith

Seconded By Councillor Seymour-Fagan

That the Planning Advisory Committee Meeting adjourn at 2:17 p.m.

Carried