

The Corporation of the City of Kawartha Lakes
Minutes
Rural Zoning By-Law Consolidation and Update
Meeting

RZBCTF2022-01
Monday, January 24, 2022
9:30 A.M.
Electronic Participation Meeting

Members:
Councillor Andrew Veale
Robert Bonis
Randy Burke
Craig Jackson
Eugene McDonald
Steve Strathdee
Donna Tamblyn

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1. Call to Order

The Rural Zoning By-law Consolidation and Update Task Force meeting was called to order at 9:35 a.m. by Jonathan Derworiz.

The following Task Force members were present: Councillor Andrew Veale, Eugene McDonald, Craig Jackson, Steve Strathdee. Absent: Randy Burke, Robert Bonis and Donna Tamblyn.

The following staff were present: Richard Holy, Director Development Services, Jonathan Derworiz, Planner II and Nancy Ord, Administrative Assistant.

The following consultant staff were present: Matthew Rodrigues, Planner.

2. Introductions

There were no introductions.

3. Appointment of Chair

Jonathan Derworiz made a first call for nominations for the Chair of the Rural Zoning By-law Consolidation and Update Task Force.

Councillor Veale nominated Steve Strathdee to stand as the Chair.

Steve Strathdee accepted the nomination to stand as Chair.

A second call for nominations was made with none put forward and no opposition noted to the nomination.

A third call for nominations was made with none put forward and no opposition noted to the nomination.

RZBCTF2022-001

Moved By Councillor Veale

Seconded By E. McDonald

That Steve Strathdee be appointed as Chair of the Rural Zoning By-law Consolidation and Update Task Force.

Carried

4. Appointment of Vice-Chair

Jonathan Derworiz made a first call for nominations for the Vice Chair of the Rural Zoning By-law Consolidation and Update Task Force.

Steve Strathdee nominated Councillor Veale to act as Vice Chair.

Councillor Veale accepted the nomination to stand as Vice Chair.

A second call for nominations was made with none put forward and no opposition noted to the nomination.

A third call for nominations was made with none put forward and no opposition noted to the nomination

RZBCTF2022-002

Moved By S. Strathdee

Seconded By E. McDonald

That Councillor Veale be appointed as Vice Chair of the Rural Zoning By-law Consolidation and Update Task Force.

Carried

5. Adoption of Agenda

RZBCTF2022-003

Moved By E. McDonald

Seconded By C. Jackson

That the Agenda be adopted as presented.

Carried

6. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

7. Adoption of Minutes from Previous Meeting

**Rural Zoning By-Law Consolidation and Update Task Force Meeting
Minutes, November 23, 2020**

That the minutes of the November 23, 2020 Rural Zoning by-law Consolidation Task Force meeting be received. In response to call by Chair Strathdee, no issues were raised.

RZBCTF2022-004

Moved By E. McDonald

Seconded By Councillor Veale

That the minutes of the November 23, 2020 Rural Zoning By-law Consolidation Task Force be adopted as presented.

Carried

8. Deputations

There were no deputations presented.

9. Correspondence

There was no correspondence presented.

10. New Business

10.1 Project Status Update

The consultant summarized key steps and completed activities occurring before and after the March 2020 COVID shutdown:

- resumption of the project in mid-October 2020
- holding of Task Force meeting, workshops and public open houses in 2020 and 2021
- submission of a draft zoning bylaw in April 2021, City staff review and comments received October 2021.

10.2 Project Timeline and Schedule

The consultant presented an October 2021 Revised Schedule and Work Plan indicating the Project was near the end of Phase 2 - Preparation of Summary Report and Draft Rural Zoning Bylaw. The Revised Work Plan referenced presentation of the draft zoning by-law and public consultation in the coming months and Task Force and Technical Advisory meetings before Council/Planning Advisory Committee presentation.

The third and final stage to the Project would include preparation of a second draft of the zoning by-law, Task Force and Technical Advisory meetings followed by the Planning Act statutory public meetings and final by-law preparation. The Consultant anticipated that, due to delays and the upcoming municipal elections in the autumn 2022, final adoption of the by-law would be by the new Council in 2023.

10.3 Introduction of Draft Rural Zoning By-Law

The Consultant indicated the First Draft of the Rural Zoning By-law would:

- implement the City's Official Plan,
- consolidate thirteen existing Rural Zoning By-laws containing 193 zone categories into one harmonized and streamlined by-law with 37 zone categories,
- be based on input of the City, stakeholders and the public, and
- build on the recommendations in the "Issues and Methodology Report".

The draft zoning by-law would have a colour-coded format made up of the following sections:

Parts 1 and 2: Administration and Interpretation to establish where the by-law applies, how it is read and interpreted and transition provisions between existing and new planning applications.

Part 3: Establishment of zones and schedules to introduce standardized new terms and definitions, defining all permitted uses and underlining all defined terms.

Part 4: General provisions to modernize, update and consolidate existing by-laws and add many new terms such as Accessory Residential Units, On-farm diversified uses, shoreline naturalization and seasonal farm help.

Part 5: Parking & Loading Facilities to review and organize minimum parking standards by different use categories and to support a cycling friendly approach.

Parts 6 to 13 to set out Residential, Agricultural, Commercial, Industrial, Environmental Protection, Open Space, Community Use and Exception Zones categories to bring consistency, clarity and to protect conformity with the Official Plan. Several features were highlighted:

- The Residential zones consolidate sixty-three previous zones into three zones.
- Zones no longer being structured around seasonality of use.
- New Agricultural and Agricultural Consolidation zone categories to avoid creation of piecemeal special categories and to provide a broad range of on-farm diversified uses.
- New zones to recognize commercial and industrial uses located outside hamlets with modernized and harmonized terminology.
- Maintaining the current Environmental Protection boundaries and recognizing the unique polices of the Longford Reserve.
- A Community Facility Zone harmonizing and modernizing permitted uses such as community gardens with criteria.
- Site-specific exceptions included in the by-law to be reviewed by subsequent draft by-law.

Administrative Enactment section to repeal old by-laws and enact the new by-law.

Interactive zoning mapping for each property, the Wellhead Protection Area and Conservation Authority Regulated areas with mapping to be shared with the Task Force in PDF and hard copy form.

The Consultant highlighted sections intended to address comments and outcomes of Workshops:

- Waterfront areas regulations to support shoreline naturalization, recognize established building lines, regulate shoreline structures and include criteria for redevelopment of existing buildings and structures and to implement the Official Plan's 30.0-metre setback requirement.
- Agricultural Zoning to permit new and existing on-farm diversified uses contributing to farm income and efficiency and to recognize existing agricultural-related uses but requiring site-specific zoning by-law amendments for new agricultural-related uses.

10.4 Discussion Regarding Approach to 2022 Public Stakeholder Consultation

At the Chair's invitation, the following Task Force comments and discussion ensued:

- From a "high" level, the by-law looks good, has been well laid out, has a reduced the number of zones, will be easier to navigate and is user friendly.
- On the recent removal from of Woodville from an Urban to Rural designation, municipal staff noted zoning of the Village of Woodville should be included as part of the Zoning By-law project but would require review of the impact on the timing and budget for the project if included.
- Zone regulations for AirBnB's (short-term rentals) have not been included but there is a need for in depth consideration due to concerns expressed to Councillors, the need to protect the ambiance of Kawartha Lakes and recent activity in waterfront properties being acquired by corporations specifically to create short-term rentals. Reference was made to Council's current decision to regulate short-term rentals through existing by-laws such as Fire and Noise which would be clarified with the By-law Enforcement Manager. The Consultant offered to provide samples of zone regulations/short-term accommodation by-laws from other municipalities (Prince Edward County and Stratford) and reference was made to the potential need to track complaints and report back to Council.
- The differences between the proposed RR1, RR2 and RR3 zone categories resulted from limited service residential areas and an effort not to create a significant number of new non-conformities to increased zone regulations.
- Daycares are a permitted use in the Rural Zoning By-law both as permitted day care centres in the Community Facility zone or as home-based or home occupation uses.

10.5 Next Steps

The Consultant indicated the next steps would include:

- Provision of Task Force comments by February 21, 2022 to Jonathan Derworiz either pdf format or email, for compilation and forwarding to the Consultants.
- Technical Advisory Committee, Task Force meetings and preparation for public open houses in March, 2022
- Preparation of the second draft of the zoning by-law incorporating comments on the first draft and including nearly one thousand site-specific amendments to various by-laws.
- Holding of the Statutory Public Meeting with the current City Council.

11. Other Business

No other business was raised.

12. Next Meeting

Staff indicated a poll of Task Force members would clarify the next meeting date options but suggested the third week of March be kept open.

The Chair complemented Task Force members for their participation and offered thanks for today's quorum.

13. Adjournment

RZBCTF2022-005

Moved By C. Jackson

Seconded By Councillor Veale

That the Rural Zoning By-law Consolidation Task Force meeting be adjourned at 10:45 a.m.

Carried