

The Corporation of the City of Kawartha Lakes

Agenda

Planning Advisory Committee Meeting

PC2025-03

Wednesday, March 5, 2025

1:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Doug Elmslie

Councillor Ron Ashmore

Councillor Tracy Richardson

Councillor Pat Warren

Mike Barkwell

Patrick O'Reilly

Andrew Veale

Jason Willock

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.

To speak to a **"Public Meeting Report"** on this agenda either attend the meeting in person, or to participate via Zoom by email agendaitems@kawarthalakes.ca and reference the report number in your email **by Wednesday, March 5, 2025 at 12:00 p.m.** To speak to a **"Regular and Returned Report"**, you must submit a completed [deputation request form](#) **by Monday, March 3, 2025 at 12:00 p.m.** After we receive your request, you will receive instruction from staff on how to participate either by Zoom or in person at the meeting. Anyone may provide written comments on each application by email to clerks@kawarthalakes.ca.

Limited seating in Council Chambers is available in Council Chambers for in-person attendance. Contact the City Clerk's Office at clerks@kawarthalakes.ca or 705-324-9411 ext. 1322 to confirm space, or to request links to participate electronically. Alternatively, access the meeting livestream on the Kawartha Lakes YouTube Channel at <https://www.youtube.com/c/CityofKawarthaLakes> .

1.	Call to Order and Adoption of Agenda	
2.	Declarations of Pecuniary Interest	
3.	Public Meeting Reports	
3.1	PLAN2025-018	4 - 13
	Application to Amend the Township of Verulam Zoning By-law 6-78 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher	
	Robert Wilson, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes	
3.1.1	Public Meeting	
3.1.2	Business Arising from the Public Meeting	
	That Report PLAN2025-018, Application to Amend the Township of Verulam Zoning By-law 6-78 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher, be received for information.	
4.	Deputations	
4.1	Kevin Duguay, KMD Planning	
	Relating to Report PLAN2025-016 (Item 6.1 on the Agenda)	
5.	Correspondence	
6.	Regular and Returned Reports	
6.1	PLAN2025-016	14 - 34
	Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria	
	Amanda-Brea Watson, MCIP, RPP, and Julio Sarti Caldeira, Planning Technician, Dillon Consulting Limited on behalf of the City of Kawartha Lakes	

That Report PLAN2025-016, Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria be received for information;

That an Official Plan Amendment respecting application D01-2024-008, substantially in the form attached as Appendix D to Report PLAN2025-016, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2024-023, substantially in the form attached as Appendix E to Report PLAN2025-016, 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.

7. Adjournment



Planning Advisory Committee Report

Report Number:	PLAN2025-018
Meeting Date:	March 5, 2025
Title:	Application to Amend the Township of Verulam Zoning By-law 6-78 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher
Description:	Amendment to permit the use of a 'Contractor's Yard' on the Subject Site, Part Lot 16, Concession 1, Township of Verulam.
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Robert Wilson, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation:

That Report **PLAN2025-018, Application to Amend the Township of Verulam Zoning By-law 6-78 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher**, be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The applicant is seeking to rezone a portion of the Subject Lands to permit the use of an existing non-compliant 'Contractor's Yard'¹. The property is currently developed with a shed (1,121.7 m²) used to store material and equipment for an excavation company (Fisher Excavating and Grading).

Owner:	Dwaine Fisher
Applicant:	Tom DeBoer, TD Consulting INC.
Property Description²:	Legal Description: Part Lot 16, Concession 1, Geographic Township of Verulam ARN#: 16510260300200
	Municipal Address: 96 Kawartha Lakes Road 30 (420 Hickory Beach Road)
Official Plan:	'Rural' and 'Environmental Protection' in Schedule A-5 of the City of Kawartha Lakes Official Plan
Zoning By-law:	General Rural (A1) Zone in Township of Verulam Zoning By-Law 6-78, as amended
Lot Area:	2.01 ha (20,174 m ²)
Servicing:	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches/Swales
Access:	Municipal (Kawartha Lakes Road 30)
Existing Uses:	Agricultural crops and Contractor's Yard
Adjacent Uses:	North – Agricultural East – Agricultural; Rural Residential South – Agricultural; Rural Residential West – Agricultural

¹ See Schedule 1 - Sketch

² See Schedule 2- Site Mapping

Application Process:

The Planning Division received the application submission package on December 24, 2024, which included the following reports and plans in support of the application:

1. Application for Zoning-By-law Amendment, prepared by TD Consulting INC., dated December 20, 2024;
2. Proposed Site Plan, prepared by TD Consulting INC., dated December 2024; and
3. Scoped Natural Heritage Evaluation, prepared by Oakridge Environmental LTD., dated September 16, 2022 (submitted as part of unrelated applications).

Staff deemed the application 'complete' under the requirements of the Planning Act on February 5, 2025, and initiated Agency consultation on February 5, 2024, with a requested review period of the application submission package by February 19, 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 application through circulation of the Notice of Public Meeting on February 13, 2025.

Staff are working with the applicant to address the deficiencies within the initial application as it relates to agency review comments. Staff note that a Planning Justification Brief and an addendum to the Natural Heritage Evaluation, in addition to other materials, may be required to demonstrate alignment with the City of Kawartha Lakes Official Plan. Once these matters have been addressed the application will be returned to PAC.

Application Review³:

Planning staff is reviewing the application submission package that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review.

Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments which may have an interest in the application. A summary of

³ See Schedule 3 – Provincial and Municipal Land Use Framework

written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

Other Alternatives Considered:

The application was initiated further to Municipal Law Enforcement Occurrence Number ML2021-1384, and is not the result of conventional Preconsultation.

Conclusion:

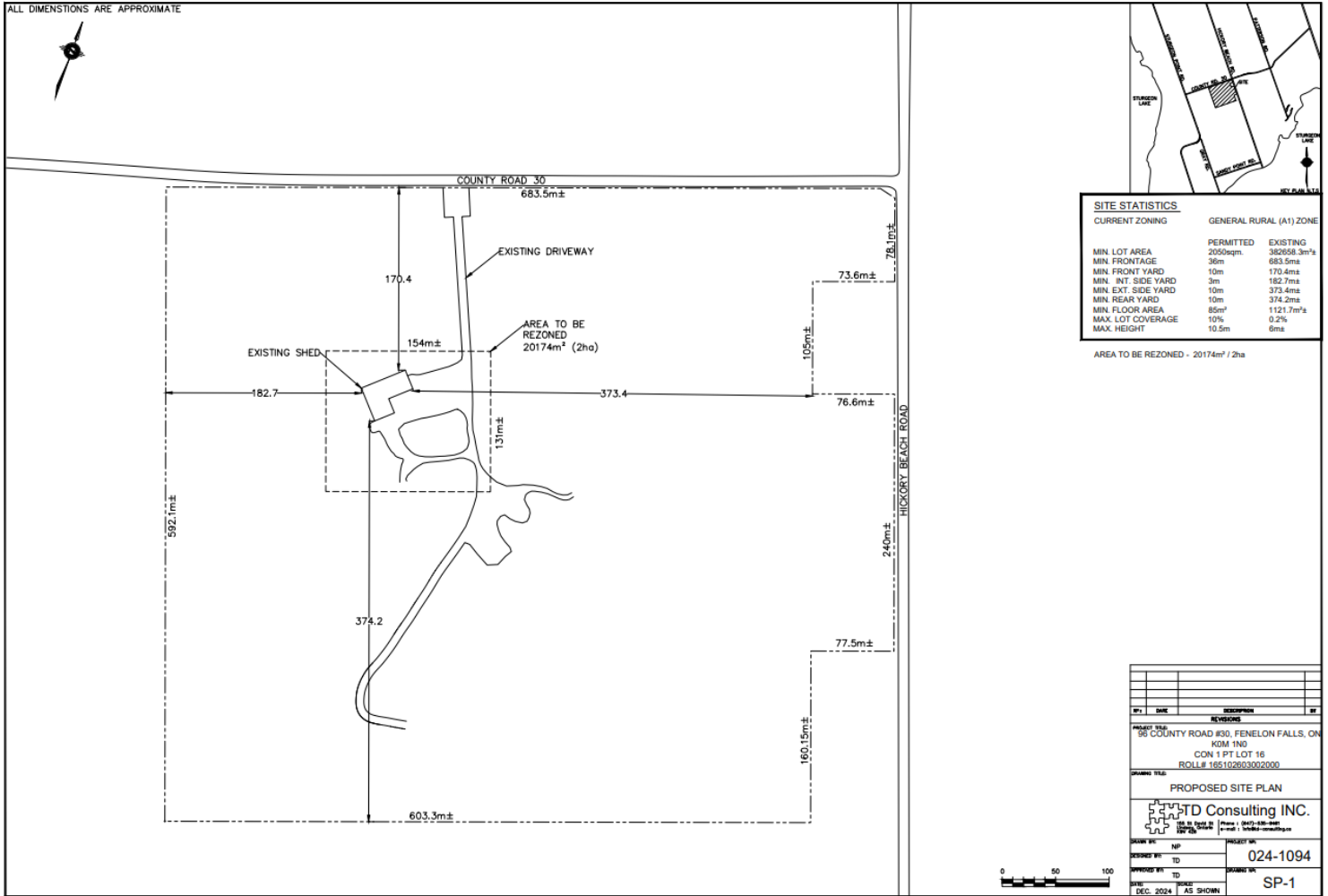
Staff will bring forward a subsequent report to PAC following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

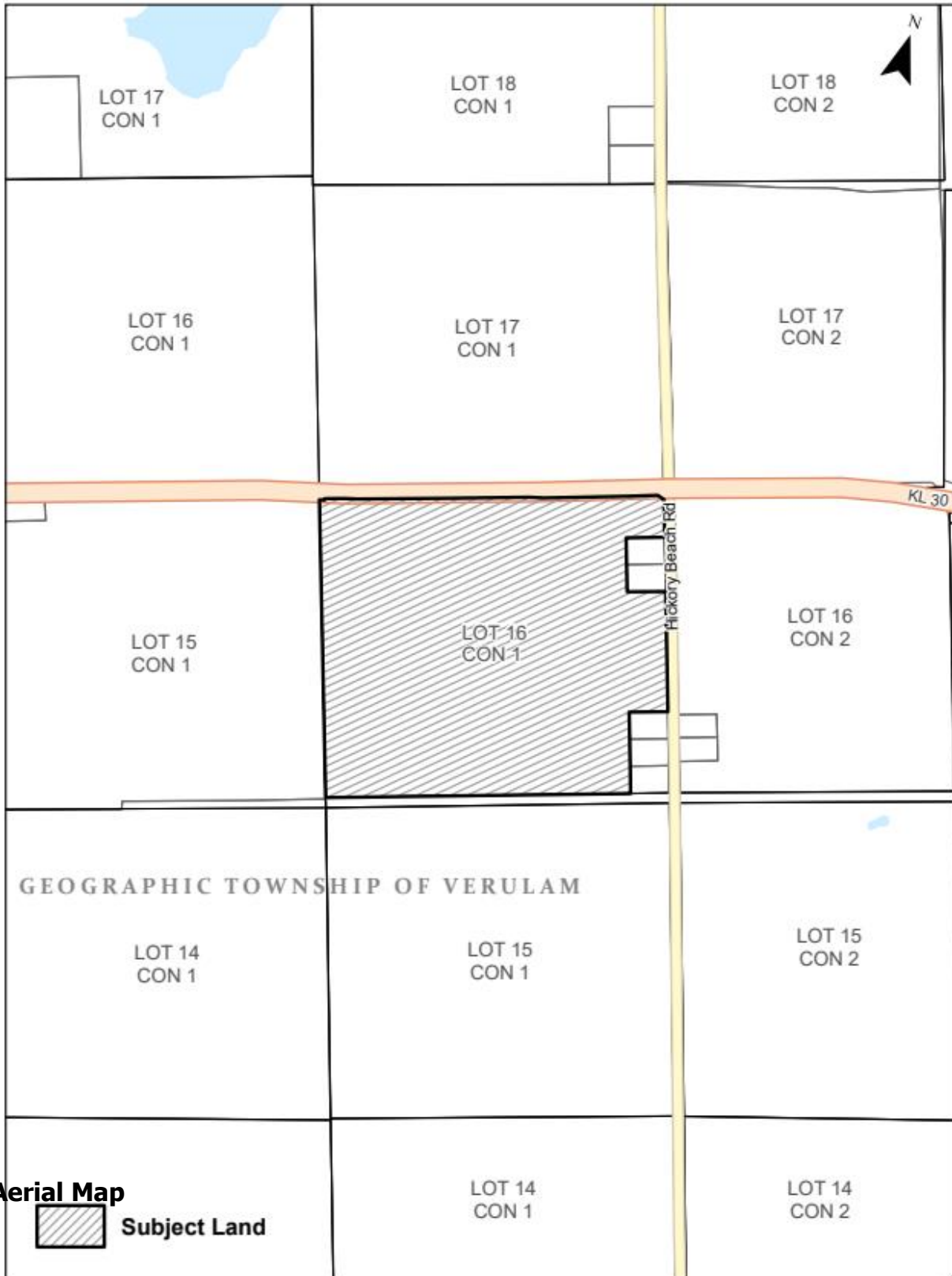
Department File: D06-2025-003

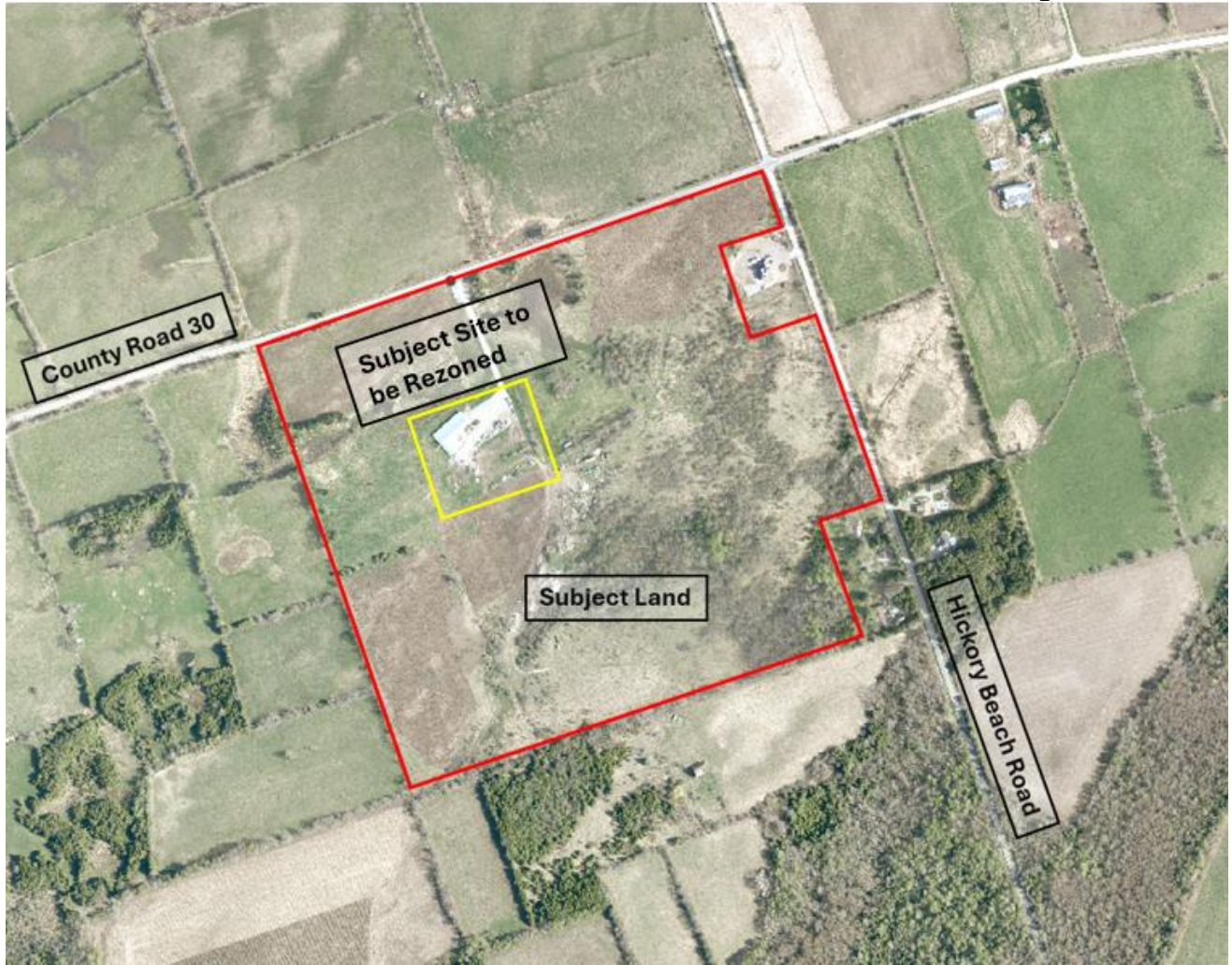
Schedule 1 – Sketch



Schedule 2 – Site Mapping

Location Map





Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

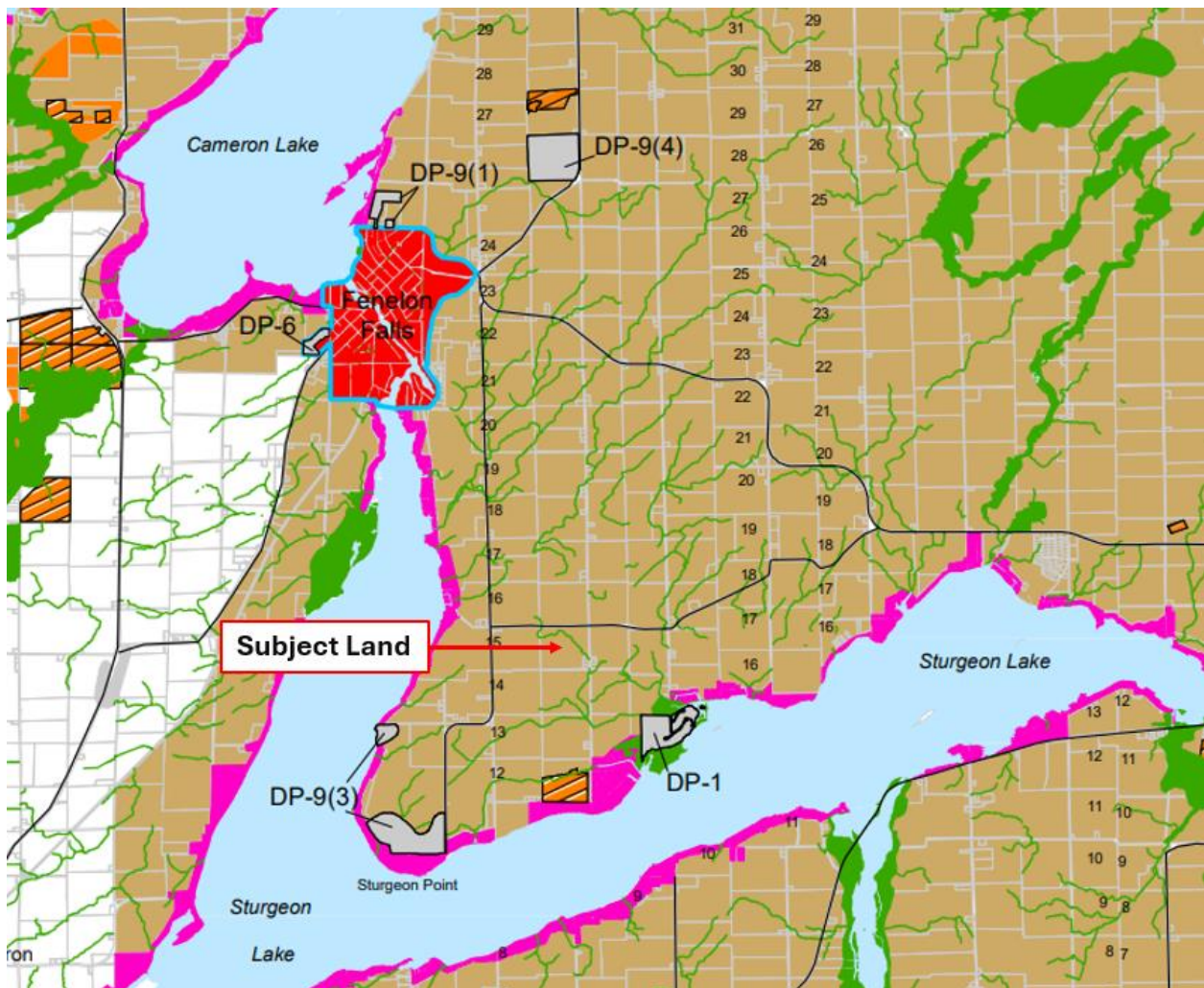
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

City of Kawartha Lakes Official Plan

The Official Plan is the City’s policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.

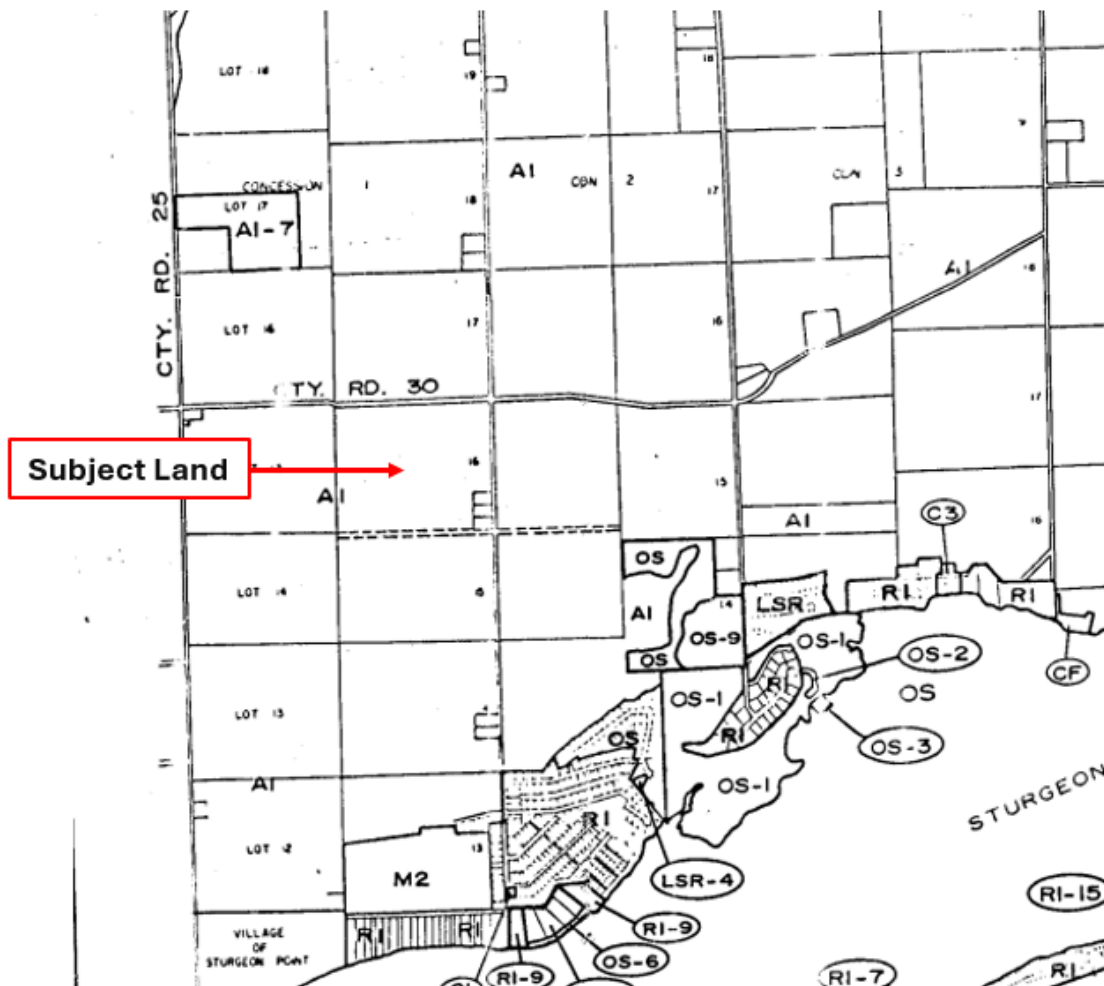
The lands are within the ‘Rural’, and ‘Environmental Protection’ designations in Schedule A-5 of the City of Kawartha Lakes Official Plan as indicated on the following schedule:



Township of Verulam Zoning By-Law 6-87

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The lands are zoned 'Rural (A1) Zone' as indicated in the following schedule:





Planning Advisory Committee Report

Report Number:	PLAN2025-016
Meeting Date:	March 5, 2025
Title:	Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria
Description:	Applications to amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at Part Lot 31, Concession 13 (Part 1, 57R-9199), Township of Dalton, Kevin M. Duguay of KMD Community Planning and Consulting Inc. (Andrew & Carolyn Faria) to facilitate a future consent application to sever land to create a new lot intended for the purpose of a detached residential dwelling
Type of Report:	Regular Meeting
Author and Title:	Amanda-Brea Watson, MCIP, RPP, and Julio Sarti Caldeira, Planning Technician, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation(s):

That Report PLAN2025-016, **Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria** be received for information;

That an Official Plan Amendment respecting application D01-2024-008, substantially in the form attached as Appendix D to Report PLAN2025-016, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2024-023, substantially in the form attached as Appendix E to Report PLAN2025-016, 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:	Andrew & Carolyn Faria
Applicant:	Kevin M. Duguay of KMD Community Planning and Consulting Inc.
Property Description:	Legal Description: Part Lot 31, Concession 13 (Part 1, 57R-9199), Township of Dalton, City of Kawartha Lakes Municipal address: 2475 Housey's Rapids Road
Official Plan:	'Waterfront', 'Rural' and 'Environmental Protection' in Schedule 'A-8' in the City of Kawartha Lakes Official Plan
Zoning By-law:	'Rural General (RG) Zone' and 'Limited Service Residential Exception One (LSR-1) Zone' in Schedule 'B' in the Township of Dalton Zoning By-law 10-77, as amended
Area:	5.53 ha (13.67 ac)
Servicing:	Water: Individual private well Sanitary: Individual private septic system Stormwater: Ditches/Swales
Access:	Municipal (Black River Road – KL Rd 6); Unimproved Road Allowance (PIN 631060086) Municipal (Muskoka) (Housey's Rapids Road – Muskoka Rd 6)
Existing Uses:	A portion of the Subject Land is currently Residential; the balance of the Subject Land is vacant
Adjacent Uses:	North: Lands located in the Town of Gravenhurst East: Rural, Residential (vacant) South: Residential West: Residential (portion of land is vacant)

The applicant is seeking to amend the City of Kawartha Lakes Official Plan to support a future consent application. The request is to create a special policy that permits lot creation within the Waterfront Designation with a reduced minimum lot area of 4,000 square metres and a reduced minimum lot width of 31.35 metres on the portion of the Subject Land that is proposed to be severed.

The request also includes amendments to the Township of Dalton Zoning By-law 10-77 for both the proposed severed and retained lands. The zoning of the proposed severed

parcel would change from the 'Limited Service Residential Exception One (LSR-1) Zone' and from the 'Rural General (RG) Zone' to a 'Limited Service Residential Holding (LSR (H)) Zone', wherein the holding symbol would be removed once the proposed consent for severance is granted.

The zoning of the proposed retained lands would change from the 'Rural General (RG) Zone' to a 'Rural General Exception 9 Holding (RG-9 (H)) Zone' to recognize the reduced minimum lot area for the balance of the land and prohibit further severance. The holding symbol would be removed once the proposed consent for severance is granted.

Because a Consent for Severance application has not yet occurred, holding symbols are being applied to ensure that the proposed zoning will be in effect only if a Consent for Severance, as identified in this application, is granted by the City.

The effect of these applications will change minimum lot area requirements and policies to enable a future consent application to sever land to create a new lot intended for the purpose of a detached residential dwelling.

Rationale:

The applicant has submitted the requisite reports and plans in support of the applications, which have been circulated to various City departments and commenting agencies for review and clearance.

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 and lie mostly in waterfront areas, with the exception of lands located on environmental protection and rural areas, both part of the proposed lot to be retained.

Section 2.2.1 of the PPS 2024 states that an appropriate range and mix of housing options and densities shall be provided to meet projected needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents. The proposed development provides a housing option in an area surrounded by existing development, and its scale is compatible with adjacent residential properties.

Policy 3.6.4 states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Both the proposed severed and retained parcels will rely on private water and septic systems.

The Official Plan Amendment and Zoning By-law Amendment will support a consent application for the creation of a residential lot, bringing housing opportunities while preserving the characteristics of the surrounding region, which aligns with the goals of the PPS 2024.

City of Kawartha Lakes Official Plan (2012)

The Subject Lands are designated 'Waterfront', 'Rural' and 'Environmental Protection' according to Schedule A-8 of the City of Kawartha Lakes Official Plan (CKLOP). The lands subject to the proposed Official Plan Amendment are located on the south portion of the Subject Lands and are entirely contained in the 'Waterfront' designation.

As per Policy 33.3.3 of the CKLOP, a Consent may be considered in the Waterfront Designation where the parcel abuts a municipal road, which makes the lands eligible for a consent for severance.

In accordance with Section 20 of the CKLOP, the goal of the Waterfront designation is to permit seasonal and limited permanent residential development adjacent to the lakes and rivers within the City. The objective is to recognize low-density seasonal and permanent residential development as the primary land use and protect the established residential character. The Official Plan Amendment and Zoning By-law Amendment applications seek to permit a permanent residential use in the form of a low-density residential development, respecting the established characteristics of the area.

Section 20.3 specifies the policies for the Waterfront designation. According to this section, a single detached dwelling is not only a permitted use, but it is also the preferred form of development. Lot sizes and development design shall not significantly alter shoreline character nor disturb significant shoreline ecosystem. The proposed development introduces a single detached dwelling, at the same time it does not affect significantly the surrounding built form and context, having little impact on the natural features and not disturbing the shoreline ecosystem.

As per Policy 20.4.2, backlot development, generally defined as a second tier of development adjacent to the first tier of Waterfront lots, is generally discouraged. In

some locations, a backlot will be permitted if it is a rounding out of development based on existing lots or where there is limited non-agricultural land between the existing waterfront development and an arterial road. Frontage on assumed public roads will be required and lot sizes will be required at a larger size than permitted for waterfront lots. Each back lot must have a minimum lot frontage of 200 metres and a minimum lot area of 2 hectares (20,000 sq m). These lot requirements apply to all lots that are not abutting water on a lake or river. Lots are also required to be wholly within 300 metres of the waters edge. Despite the minimum lot area policy, the proposed severance involves an irregularly shaped, wooded parcel that is difficult to farm and borders existing residences; therefore, the proposed area for the future severed lot is appropriate.

The minimum continuous lot frontage requirement for the Waterfront designation is 200m. However, because of a particularly irregular lot shape, the Subject Lands have only 31.35m of lot line between two other properties that front on to Black River Road. The applicant has provided a servicing study confirming that well and septic can be provided to service the proposed severed lot. Given the irregular shape and unique circumstance, allowance is being provided for the one (1) additional lot, but no further severances can be justified as this would further reduce the lot area of the lands that will continue to have frontage on Housey's Rapids Road, which is not desirable. The Official Plan Amendment is appropriate, as it addresses minimum lot area and minimum lot frontage requirements.

Township of Dalton Zoning By-law 10-77

The Subject Lands are currently zoned Rural General (RG) and Limited Service Residential Exception 1 (LSR-1). According to the description of the LSR-1 Zone, the only Permitted Use is vacation dwelling; however, the Limited Service Residential (LSR) Zone includes single detached dwelling as a permitted use. A Zoning By-law Amendment is necessary to rezone the proposed severed lands to the LSR Zone.

The provisions for the Rural General (RG) Zone requires a Minimum Lot Area of 36 hectares. The proposed retained parcel is 5.53 hectares. Accordingly, the zoning for a portion of the Retained Land will be amended to a 'Rural General 9 (RG-9) Zone', which will address the minimum lot area and prohibit further severances.

Planning staff support the proposed Zoning By-Law Amendment as the proposed zones align with the City's planning framework by contributing to the implementation of the goals and objectives for the Official Plan designations. Holding symbols will be added to both proposed zones and shall be removed once the city grants the consent as

presented in this application. Conditioning the rezoning to the process of Consent for Severance ensures the boundary of the proposed zones matches the land parcel fabric.

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 in a waterfront area that will provide an exceptional quality of life, while maintaining support to a healthy environment.

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 June 10, 2024, which included the following reports and plans in support of the application:

- Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated June 2024;
- Official Plan Amendment Application, prepared by Kevin M. Duguay Community Planning and Consulting Inc, dated June 7, 2024;
- Zoning By-law Amendment Application, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated June 5, 2024;
- Official Plan Amendment and Zoning By-law Amendment Memo, prepared by Kevin M. Duguay Community Planning and Consulting Inc. dated June 5, 2024;

- Proposed Policy Exception, prepared by Kevin M. Duguay Community Planning and Consulting Inc.;
- Concept Site Plan, prepared by Eco Line Design Studies/Kevin M. Duguay Community Planning and Consulting Inc, dated March 9, 2024 (Updated - proposed dwelling);
- Archaeological Assessment Report, prepared by Northeastern Archaeological Associates Ltd., dated June 7, 2023;
- Hydrogeological Assessment, prepared by Cambium Inc, dated February 22, 2024;
- Functional Lot Grading Plan, prepared by Engage Engineering, dated January 18, 2024;
- Topographic and Legal Survey, prepared by C.T. Strongman Surveying Ltd., dated 2005;
- Site Area Photographs, prepared by Kevin M. Duguay Community Planning and Consulting Inc.;
- Site Plan Northwest of the Site (Faria Site Plan Rev 9) (Updated – Existing Dwelling), prepared by Two Stage Construction, dated June 1, 2017; and
- Sketch with Retained/Severed Lands comments (July 15, 2024), prepared by Kevin M. Duguay Community Planning and Consulting Inc.

Staff deemed the application 'complete' under the requirements of the Planning Act on November 25, 2024, and initiated Agency consultation on December 2, 2024, with a requested review period of the application submission package by December 16, 2024.

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 newspaper publication on December 26th, 2024.

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

Planning – The proposed severance for the creation of the severed lot would not meet the specific lot standard policies for the Waterfront designation in the CKLOP. This should be further acknowledged in the Planning Report. If the policies cannot be met, please explain why this can be seen as undue hardship and why the amendment is therefore the best way forward and should be considered. An explanation should be provided about how the proposed lot area for the retained lot in the RG zone is appropriate given the lot area and the applicable regulations in the RG Zone.

A planning rationale to justify the proposed rezoning is required in the Report. The Zoning By-law Section should provide a review of the proposed development against the applicable zoning provisions and simply notes amendments are needed.

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

Building and Septic – The hydrogeological report has demonstrated that the severed parcel can achieve appropriate nitrate attenuation for residential development at the property boundary. Additionally, the report demonstrates available space for a private class 4 septic tank and leaching bed system. Further evaluation of the severed lot boundaries indicates a minimum of 500 square metres can be provided for private on-site sewage disposal. From this information, it would seem reasonable that the property could be serviced by private on-site sewage disposal. However, a site visit will be required for the consent process to confirm the requirements for servicing. As such, the Building and Septic Division has no issue with the proposed OPA and ZBA as it relates to private on-site sewage disposal.

Ministry of Transportation – reviewed the proposal and have no comments to offer this application.

Kawartha Conservation – The subject property is located within the City of Kawartha Lakes' Extended Planning area but does not appear to be within any natural hazard areas. There are no concerns with the approval of the OPA and ZBA application, and no further circulation or fees are required at this time.

On January 15, 2025, the applications were presented at a public meeting held by the Planning Advisory Committee through Report PLAN2025-002. The application was received for information purposes and items that needed to be addressed were pointed out by City staff. On January 22, 2025, the applicant provided a letter providing supplementary comments.

Conclusion:

The proposal represents good land use planning by facilitating the severance of a residential lot on a land designated as Waterfront in accordance with policies of the PPS, Kawartha Lakes Official Plan, and Township of Dalton Zoning By-law 10-77.

Staff respectfully recommends that the Official Plan Amendment respecting application D01-2024-008, substantially in the form attached as Appendix 'D' to Report PLAN2025-016, be approved and adopted by Council.

Staff respectfully recommends that the Zoning By-law Amendment respecting application D06-2024-023, substantially in the form attached as Appendix 'E' to Report PLAN2025-016, 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

Attachments:

Appendix A – Location Map (see below)

Appendix B – Aerial Map (see below)

Appendix C – Concept Plan (see below)

Appendix D – Draft Official Plan Amendment & Schedule



Appendix D
PLAN2025-016 - 247!

Appendix E – Draft Zoning By-law Amendment & Schedule



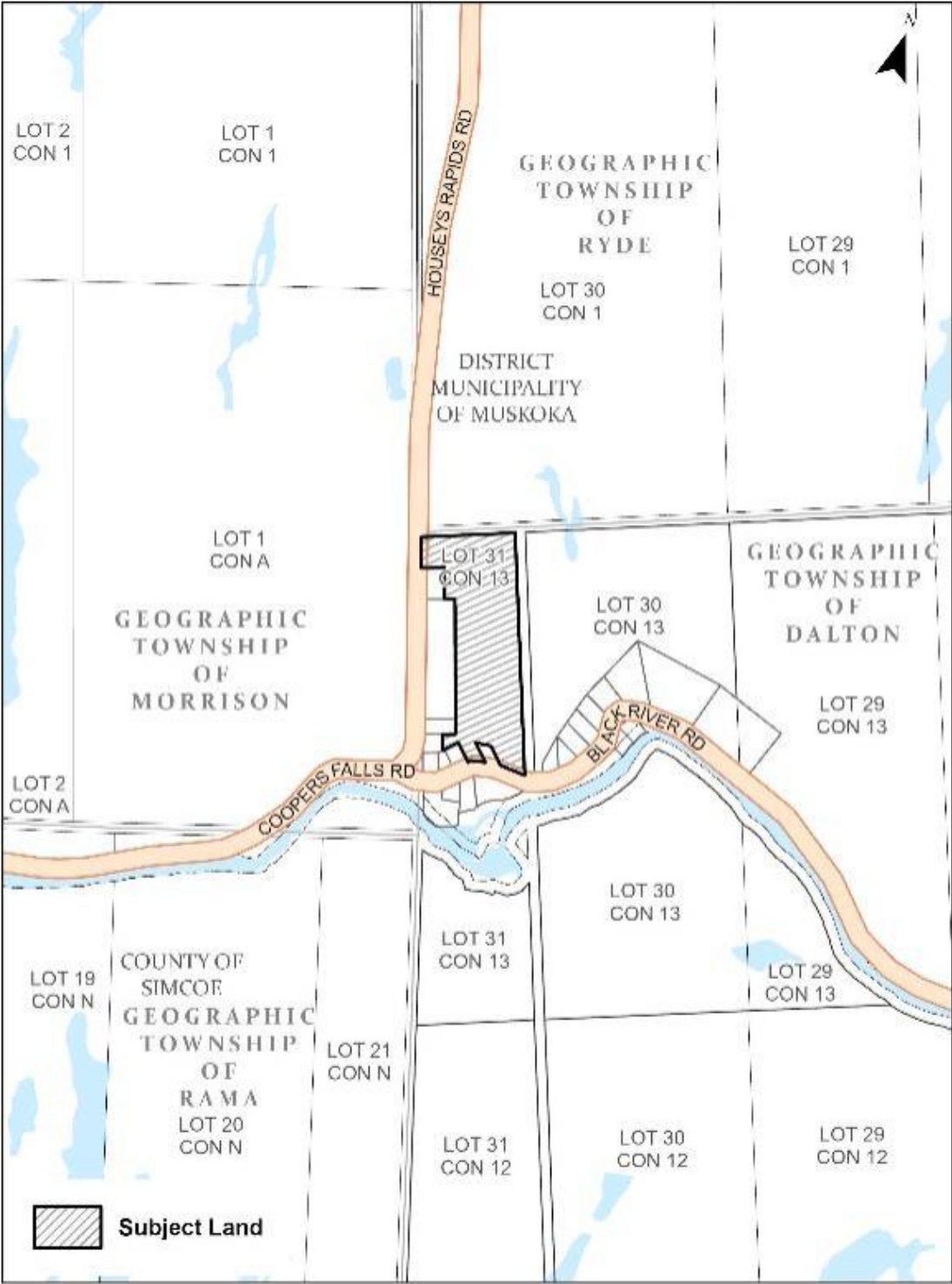
Appendix E
PLAN2025-016 - 247!

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Department Files: D01-2024-008 and D06-2024-023

Appendix A – Location Map

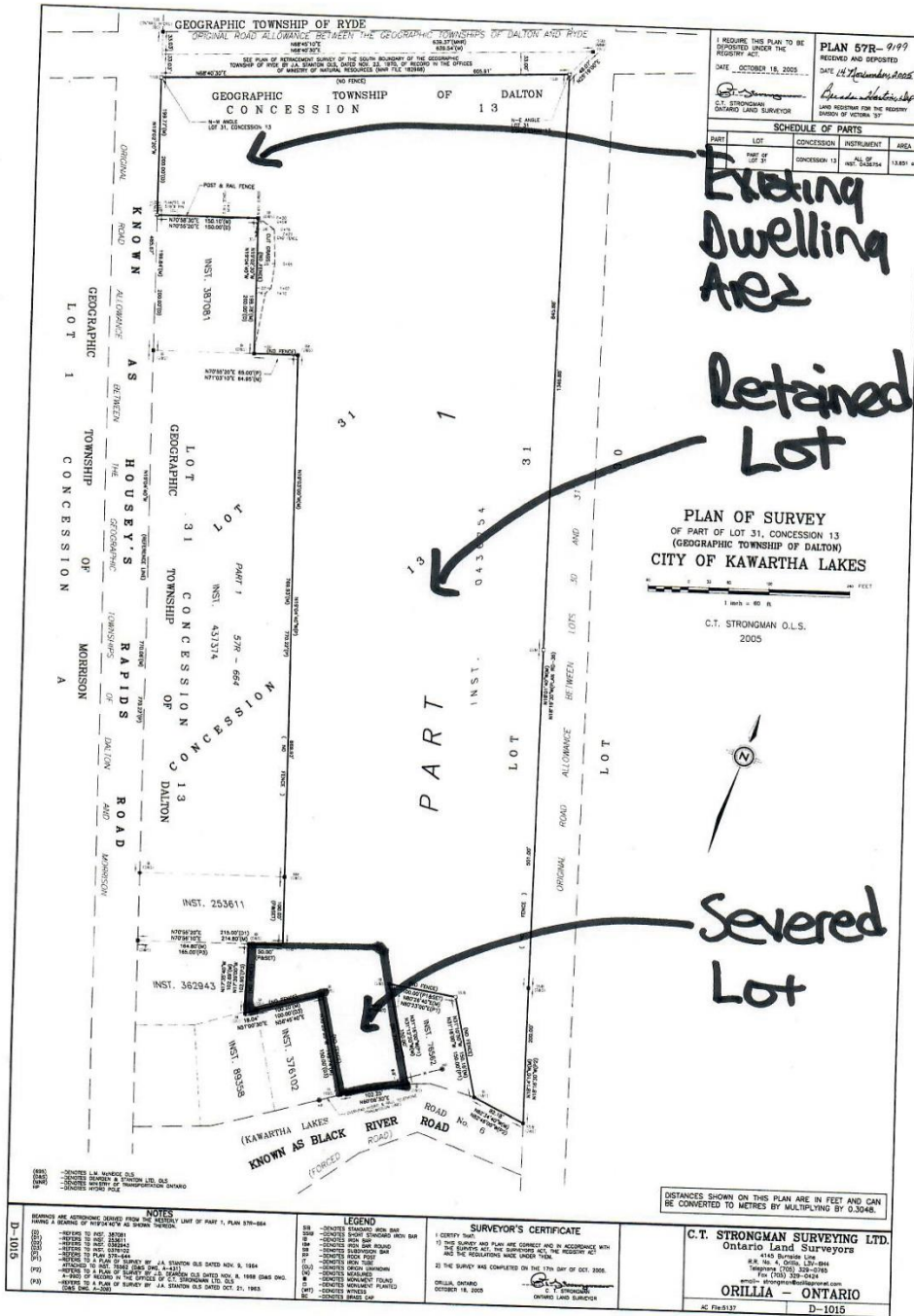


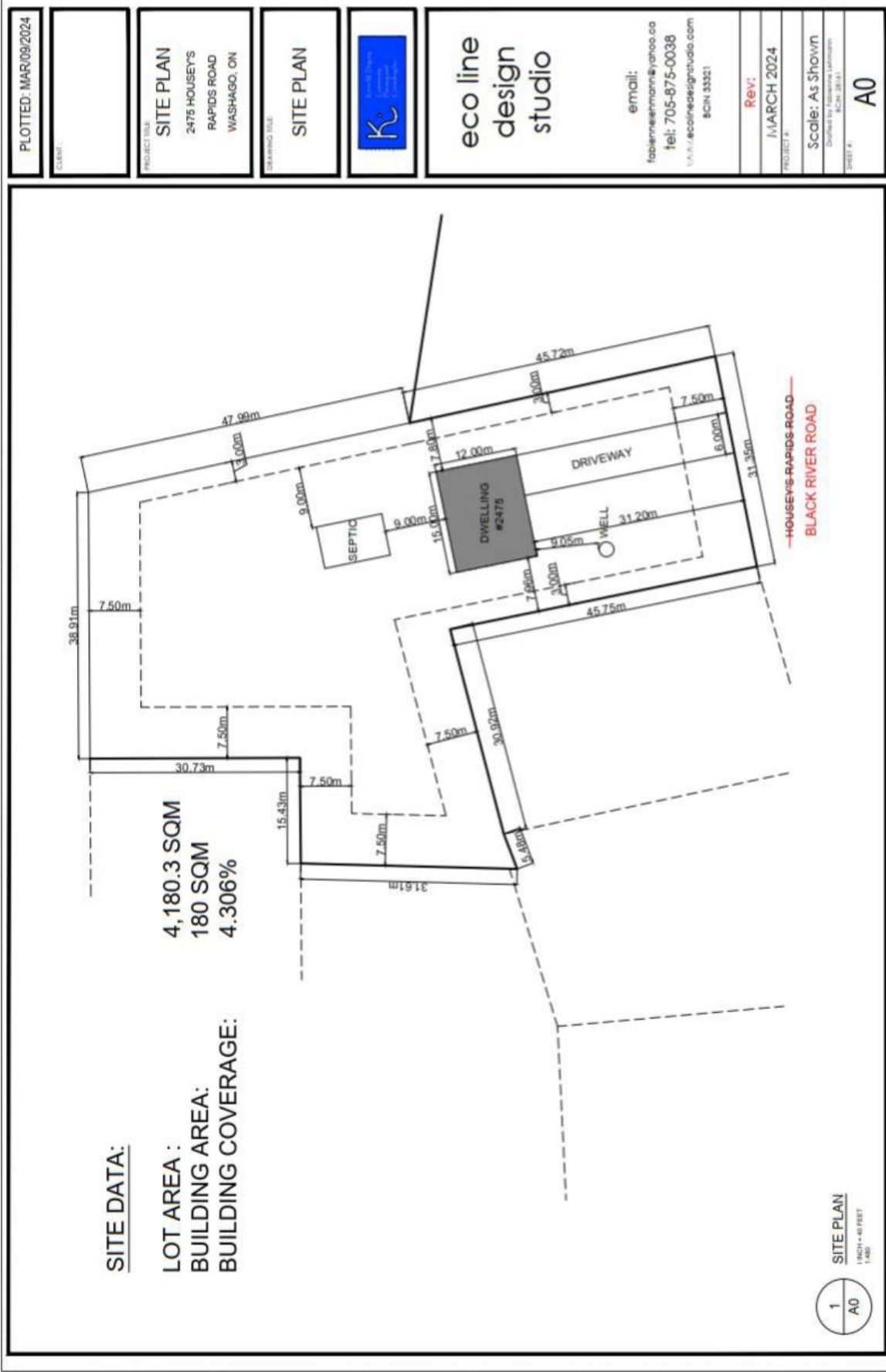
Appendix B – Aerial Map



Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria
 PLAN2025-016
 Page 12 of 13

Appendix C – Concept Plan





The Corporation of the City of Kawartha Lakes

By-Law 2025-XXX

A By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2025-008, Report PLAN2025-016, respecting 2475 Housey's Rapids Road, Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes –Andrew & Carolyn Faria]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the City of Kawartha Lakes Official Plan to amend the land use policies to include a Special Policy which removes a portion of the subject land from the applicable requirements of Section 20.4.2, to address minimum lot area and minimum lot frontage requirements to facilitate the creation of one (1) residential lot by consent for severance under Section 50 and 53 of the Planning Act to portions of the property known municipally as 2475 Housey's Rapid Road.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 58.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-XXX.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as Conc. 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, now in the City of Kawartha Lakes, 2475 Housey's Rapids Road.
- 1.02 **Amendment:** Amendment No. 58 to the City of Kawartha Lakes Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R. S. O. 1990, c. P.13.

By-law read a first, second and third time, and finally passed, this ** day of _____, 2025.

Douglas J.F. Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2025-***

The Corporation of the City of Kawartha Lakes

Amendment No. 58 To The Official Plan – The City of Kawartha Lakes

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to create a Special Policy Area to permit lot creation within the Waterfront Designation with a minimum lot area of 4,000 square metres and a minimum lot frontage of 31.35 metres on the portion of the Subject Land that is proposed to be severed.

The effect of the change would permit a contemplated land severance creating a new lot intended for the purpose of a single residential dwelling via a future consent application.

B. Location

The subject land has a lot area of approximately 5.53 hectares and is located between Housey's Rapids Road and Black River Road, in the geographic Township of Dalton. The south portion of the subject land affected by this application has an area of approximately 0.4 ha. and is located north of Black River Road. The property is legally described as Concession 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes and identified as 2475 Houseys Rapids Road.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by Kevin M. Duguay on behalf of the owner to permit a contemplated land severance creating a new lot intended for the purpose of a single residential dwelling via a future consent application. It is intended that a special policy be incorporated into the City of Kawartha Lakes Official Plan to facilitate a concurrent application for the creation of a residential lot for a portion of the subject land known as 2475 Houseys Rapids Road.

The land is designated "Rural", "Waterfront" and "Environmental Protection" as shown on Schedule "A-8" of the City of Kawartha Lakes Official Plan. The land is also subject to an application for zoning by-law amendment.

The proposed use and amendment to the City of Kawartha Lakes Official Plan are justified and represent good planning for the following reasons:

1. The proposed use/development conforms to the goals and objectives of the "Waterfront" designation as set out in the City of Kawartha Lakes Official Plan.

2. The proposed use/site concept is compatible and integrates well with the surrounding area.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 58 to the City of Kawartha Lakes Official Plan.

E. Details of the Amendment

1. The Official Plan for the City of Kawartha Lakes is hereby amended to add the following subsection.

20.7 Special Provisions:

- “20.7.9. Notwithstanding the provisions of Section 20.4.2, the southwesterly part of the property known municipally as 2475 Housey’s Rapids Road (Dalton), shall have a minimum lot area of 4,000 square metres and a minimum lot frontage of 31.35 metres.
2. Schedule ‘A-8’ of the City of Kawartha Lakes Official Plan is hereby amended by inserting a note that the area is subject to Special Policy 20.7.9 of the Official Plan, as shown on Map ‘XX’ as ‘Land to be Designated Waterfront – Subject to Special Policy 20.7.9’.

F. Implementation and Interpretation

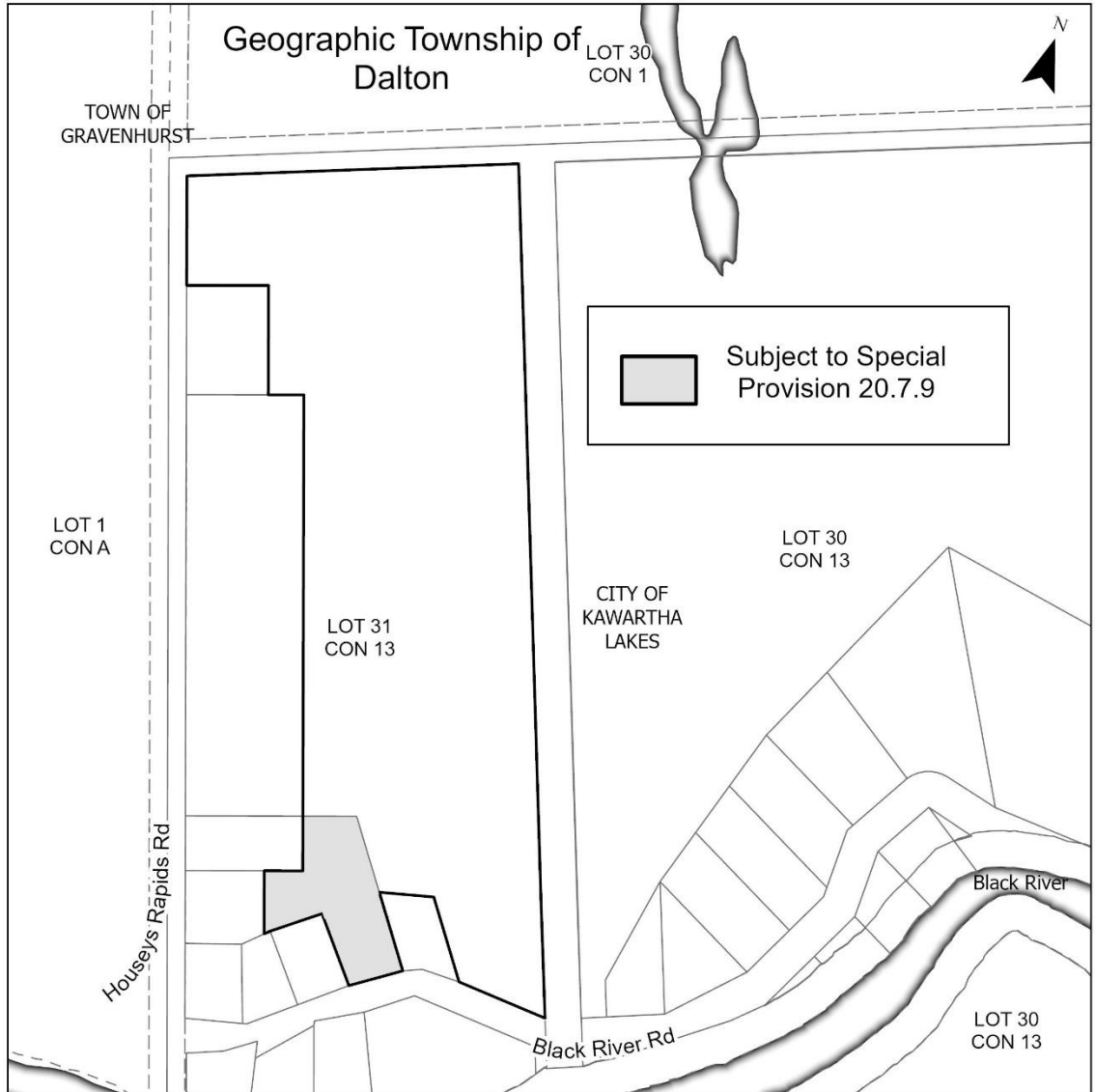
The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

Map 'A' to Amendment No. 58

To the Town of Lindsay Official Plan



The Corporation of the City of Kawartha Lakes

By-Law 2025 - [REDACTED]

A By-law to Amend the Township of Dalton Zoning By-law No. 10-77 to Rezone Land within the City Of Kawartha Lakes

[File D06-2024-023, Report PLAN2025-016, respecting 2475 Houseys Rapids Road (Concession 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes, identified as 2475 Houseys Rapids Road – Andrew & Carolyn Faria]

Recitals:

1. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
2. Council has received an application to amend the categories and provisions relating to a specific parcel of land to rezone a portion of the Subject Land from the 'Limited Service Residential Exception One (LSR-1) Zone' to a 'Limited Service Residential Holding (LSR (H)) Zone' with a holding provision, a portion of the land from the Rural General (RG) Zone' to a 'Limited Service Residential Exception Holding (LSR (H)) Zone' with a holding provision, and from the Rural General (RG) Zone' to a site specific 'Rural General Exception 9 Holding (RG-9 (H)) Zone' with a holding provision.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2025-[REDACTED].

Section 1:00 Zoning Details

1.01 **Property Affected:** The Property affected by this by-law is described as Concession 13, Part Lot 31 Registered Plan: 57R-9199 Part 1, Township of Dalton, City of Kawartha Lakes.

1.02 **Textual Amendment:** By-law No. 10-77 of the Township of Dalton is further amended to add the following section to Section 8.3:

'8.3.9 Rural General Exception 9 Holding (RG-9 (H)) Zone

- a. Notwithstanding subsection 8.2, on lands zoned RG-9 (H), the minimum lot area shall be 5.5 ha.
- b. Where the zone designation on Schedule 'D' is followed by the holding symbol "(H)", the lands are subject to a consent for severance application. Once the consent for severance is granted, no further severances can be made on lands zoned RG-9 (H). At such time as the holding symbol is

removed, by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions. (B/L 3-94Z)

By-law No. 10-77 of the Township of Dalton is further amended to add the following section to Section 2.3:

'Limited Service Residential Holding (LSR (H)) Zone:

- a. On the lands municipally known as at 2475 Housey's Rapids Road, where the zone designation on Schedule 'D' is followed by the holding symbol "(H)", the lands are subject to a consent for severance application. At such time as the holding symbol is removed, by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions. (B/L 3-94Z)

- 1.03 **Schedule Amendment:** Schedule 'D' to By-law No. 10-77 of the Township of Dalton is further amended to change the zone category from the from the 'Limited Service Residential Exception One (LSR-1) Zone' to a 'Limited Service Residential Holding (LSR (H)) Zone', from the Rural General (RG) Zone' to a site-specific 'Limited Service Residential Holding (LSR (H)) Zone', and from the Rural General (RG) Zone' to a site specific 'Rural General Exception 9 Holding (RG-9 (H)) Zone', as shown on Schedule 'A' attached to this By-law.

Section 2:00 Effective Date

- 2.01 **Effective Date:** This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this ** day of ***, 2025.

Douglas J.F. Elmslie, Mayor

Cathie Ritchie, City Clerk

THE CORPORATION OF THE CITY OF

KAWARTHA LAKES

THIS IS SCHEDULE 'A' TO BY-LAW _____ PASSED

THIS _____ DAY OF _____ 2025.

MAYOR _____ CLERK _____

