

# **The Corporation of the City of Kawartha Lakes**

## **Agenda**

### **Committee of the Whole Meeting**

**COW2019-01**

**Tuesday, January 22, 2019**

**Open Session Commencing at 1:00 p.m.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

#### **Members:**

**Mayor Andy Letham**

**Deputy Mayor Doug Elmslie**

**Councillor Ron Ashmore**

**Councillor Pat Dunn**

**Councillor Patrick O'Reilly**

**Councillor Tracy Richardson**

**Councillor Kathleen Seymour-Fagan**

**Councillor Andrew Veale**

**Councillor Emmett Yeo**

Accessible formats and communication supports are available upon request.

1.	<b>Call to Order</b>	
2.	<b>Adoption of Agenda</b>	
3.	<b>Disclosure of Pecuniary Interest</b>	
4.	<b>Deputations</b>	
4.1	COW2019-01.4.1	
	<b>Sewer Rates</b>	
	FARO Limited	
	Frank Arnold, President	
4.2	COW2019-01.4.2	
	<b>Lease of Dock Space in Greenhurst Thurstonia</b>	
	Andrew Girdler	
4.3	COW2019-01.4.3	18 - 30
	<b>Public Water Access at South End of Chemong Lake on Frankhill Road</b>	
	Nick Lasch	
4.4	COW2019-01.4.4	
	<b>Licence Agreement - 145 Hazel Street</b>	
	Debbie Dillon	
	Denver Dillon	
4.5	COW2018-01.4.5	
	<b>Winter Service for McGuire Beach Road</b>	
	Raymonde Blais Couture	
4.6	COW2019-01.4.6	
	<b>Request to Waive Fee for Encroachment Agreement</b>	
	Jeff Harris	
4.7	COW2019-01.4.7	
	<b>Proposed Road Closure - 18 Clifford Drive</b>	
	Daniel Simoneau	

**Surplus Declaration, Closure and Release of the City's Right to Re-purchase the Road Allowance Between Lots 10 and 11, Concession 4, in the Geographic Township of Verulam, City of Kawartha Lakes, designated as Part 1 on Plan 57R-10655**

Robyn Carlson, City Solicitor/Acting Manager of Realty Services

That Report RS2019-004, **Surplus Declaration, Closure and Release of the City's Right to Re-purchase the Road Allowance Between Lots 10 and 11, Concession 4, in the Geographic Township of Verulam, City of Kawartha Lakes, designated as Part 1 on Plan 57R-10655**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

4.9 COW2019-01.4.9

**Proposed Surplus Declaration of Land on Hamilton Street, Lindsay (Part of Park Lot U and L, Plan 8P)**

Jeannette Dempsey

4.10 Report RS2019-010 47 - 73

**Surplus Declaration and Proposed Conveyance of City-Owned Property – Portion of Hamilton Park, Lindsay**

Robyn Carlson, City Solicitor and Acting Manager of Realty Services

**That** Report RS2019-010, **Surplus Declaration and Proposed Conveyance of City-Owned Property – Portion of Hamilton Park, Lindsay**, be received;

**That** a portion of the City-owned property known as Hamilton Park and legally described as Part of Parklot U and L on Plan 8P; Part of George Street Closed by A22780, Parts 1 to 3 on Plan 57R1614, Except Part 1 on Plan 57R3495, in the Geographic Town of Lindsay, City of Kawartha Lakes (Part of PIN: 63235-0029 (LT)) and more specifically identified in Appendix A, be declared surplus to municipal needs;

**That** a portion of the road allowance legally described as George Street on Plan 93, in the Geographic Town of Lindsay, City of Kawartha Lakes (Part of PIN: 63235-0003 (LT)) and more specifically identified in Appendix B, be declared surplus to municipal needs;

**That** staff be directed to commence the process to stop-up and close the said portion of the road allowance;

**That** Council adopt a by-law (with any amendments deemed necessary) to authorize the disposition of the subject properties to Kawartha Lakes Haliburton Housing Corporation for the purpose of affordable housing development, for nominal cost,

**That** the sale be made on the condition that the development will incorporate environmentally friendly standards into the design of the build, such as a living roof, gray water system, geothermal heating, solar panels, and/or be LEED Certified;

**That** the Mayor and Clerk be authorized to execute all legal closing documents required for the sale of the subject property; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

## **5. Presentations**

### **5.1 COW2019-01.5.1**

#### **Climate Change in Kawartha Lakes**

Ginny Colling

Deborah Pearson

**6. Report RS2019-003**

**6.1 COW2019-01.6.1**

**Proposed Surplus Declaration, Closure and Sale of a Portion of  
Shoreline Road Allowance (Jessie Avenue) Adjacent to 35 Rose Street,  
Geographic Township of Fenelon  
(Report RS2019-013, Item 6.3 on the Agenda)**

**Deputations:**

- Karim Nensi
- Lori & Brian Ferguson
- Valerie Hazlet Parker
- Peter Ferguson
- Drew Coombs
- Christopher Robinson
- Dennis Fortnum and Ruth Conroy
- Ted Smith
- John Azzarello and Paul Azzarello
- Ron and Barb Baldwin
- Shanna James

**Proposed Surplus Declaration, Closure and Sale of a Portion of Shoreline Road Allowance (Jessie Avenue) Adjacent to 35 Rose Street, Fenelon  
(Report RS2019-013, Item 6.3 on the Agenda)**

**Correspondence:**

- Anne Nurse-Richardson and Mary Nurse
- Marjery Wiig
- Kirsten Partanen
- John and Grace Vitols
- Aimee Haynes
- Sharon and Steven Arruda
- Tammy Sisson
- Tara Moffatt
- Amanda MacArthur
- Nathaniel Clauser
- Ashton Clauser
- Cathy Flett

**Proposed Surplus Declaration, Closure and Sale of a Portion of Shoreline Road Allowance Adjacent to 35 Rose Street, Fenelon**  
Laura Carnochan, Law Clerk – Realty Services

**That Report RS2019-003, Proposed Surplus Declaration, Closure and Sale of a Portion of Shoreline Road Allowance Adjacent to 35 Rose Street, Fenelon, be received; and**

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Housing Matters**

7.1	COW2019-01.7.1	
	<b>Kawartha Lakes-Haliburton Housing Corporation Annual General Meeting</b> Timed Appointment - 2:30 p.m.	
7.2	COW2019-01.7.2	97 - 118
	<b>City Land Options for Affordable Housing Purposes Presentation</b> Kawartha Lakes-Haliburton Housing Corporation (KLHHC) Hope Lee, Manager of Housing	
7.3	COW2019-01.7.3	119 - 139
	<b>Housing Asset Management Plan Presentation (Report HH2019-003, Item 8.1.4 on the Agenda)</b> Hope Lee, Manager of Housing Consultants	
8.	<b>Consent Matters</b>	
	<b>That</b> all of the proposed resolutions shown in Section 8.1 and 8.2 of the Agenda be approved and adopted by Committee of the Whole in the order that they appear on the agenda and sequentially numbered.	
8.1	Reports	
8.1.1	CS2019-001	140 - 142
	<b>Release of Fenelon Falls Legacy C.H.E.S.T. Funds to Snowshoe Kawartha</b> LeAnn Donnelly, Executive Assistant, Community Services	
	<b>That</b> Report CS2019-001, <b>Release of Fenelon Falls Legacy C.H.E.S.T. Funds to Snowshoe Kawartha</b> , be received;	
	<b>That</b> Snowshoe Kawartha be approved for funding in the amount of \$2,500.00 with the allocation to come from the Fenelon Falls Legacy C.H.E.S.T. Reserve (3.24350); and	
	<b>That</b> this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.	
8.1.2	HH2019-001	143 - 159
	<b>KLH Housing – Phase 2 Lindsay Street North</b> Hope Lee, Administrator/Manager of Housing	

**That** Report 2019-001, **KLH Housing – Phase 2 Lindsay Street North**, be received;

**That** subject to the necessary by-laws and agreement being forwarded to council for approval, and the successful completion of such planning and development processes as the City may require, the proposal by the Kawartha Lakes-Haliburton Housing Corporation (KLH Housing) for reconstruction of eleven (11) of its older single and semi-detached housing units be approved, including the following project characteristics as described in Report HH2019-001;

1. The sale of eleven (11) single and semi-detached KLH Housing units transferred by the Province to KLH Housing in 2001, with their specific addresses identified within the Existing Homes section of Report HH2019-001, and their replacement with eleven (11) newly constructed housing units to be rented as Rent-Geared-to-Income (RGI) through a rent supplement agreement between the City and KLH Housing; and
2. The completion of financing for cash flow and borrow facilities in the City's own name, with the City then lending the funds to KLH Housing; and
3. The in kind municipal incentives proposed in Report HH2019-001 to support the project within which the eleven (11) reconstructed and five (5) additional units will be created;

**That** the City's Chief Administrative Officer be authorized to approve relief from any of the required fees and charges as in kind municipal support, needed to implement the project; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.3

HH2019-002

160 - 175

**KLH Housing – Hamilton Park**

Hope Lee, Administrator/Manager of Housing



**That** Report 2019-002, **KLH Housing – Hamilton Park**, be received;

**That** subject to the necessary by-laws and agreement being forwarded to council for approval, and the successful completion of such planning and development processes as the City may require, the proposal by the Kawartha Lakes-Haliburton Housing Corporation (KLH Housing) for reconstruction of sixteen (16) of its older single and semi-detached housing units be approved, including the following project characteristics as described in Report HH2019-002;

1. The sale of sixteen (16) single and semi-detached KLH Housing units transferred by the Province to KLH Housing in 2001, with their specific addresses identified within the Existing Homes section of Report HH2019-002, and their replacement with sixteen (16) newly constructed housing units to be rented as Rent-Geared-to-Income (RGI) through a rent supplement agreement between the City and KLH Housing; and
2. The completion of financing for cash flow and borrow facilities in the City's own name, with the City then lending the funds to KLH Housing; and
3. The in kind municipal incentives proposed in Report HH2019-002 to support the project within which the sixteen (16) reconstructed and ten (10) additional units will be created;

**That** the City's Chief Administrative Officer be authorized to approve relief from any of the required fees and charges as in kind municipal support, needed to implement the project; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.4

HH2019-003

176 - 233

**Housing Asset Management Plan**

Hope Lee, Administrator/Manager of Housing

**That** Report HH2018-003, **Housing Asset Management Plan**, be received;

**That** the 2018 Kawartha Lakes and Haliburton Housing Asset Management Plan, included as Appendix A to Report HH2019-003 be endorsed by Council and guide future work plans and budget submissions;

**That** the Housing Asset Management Plan be incorporated into the City's Asset Management Plan at its next review; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.5

RS2019-001

234 - 241

**Surplus Declaration and Proposed Closure and Sale of a Portion of Road Allowance Adjacent to 1685 and 1655 County Road 46 and Legally Described as Part of the North Half of Lot 11, Concession 2, Part of the East Half of Lot 12, Concession 2, being Parts 2 & 3 on RD131 and as in HWY320 Except HWY593, in the Geographic Township of Eldon, City of Kawartha Lakes**

Laura Carnochan, Law Clerk – Realty Services

**That** Report RS2019-001, Surplus Declaration and Proposed Closure and Sale of a Portion of Road Allowance Adjacent to 1685 and 1655 County Road 46 and Legally Described as Part of the North Half of Lot 11, Concession 2, Part of the East Half of Lot 12, Concession 2, being Parts 2 & 3 on RD131 and as in HWY320 Except HWY593, in the Geographic Township of Eldon, City of Kawartha Lakes, be received;

**That** the subject property, being a portion of road allowance adjacent to 1685 and 1655 County Road 46, and legally described as Part of the North Half of Lot 11, Concession 2, Part of the East Half of Lot 12, Concession 2, being Parts 2 & 3 on RD131 and as in HWY320 Except HWY593, in the Geographic Township of Eldon, City of Kawartha Lakes, be declared surplus to municipal needs;

**That** the closure of the portion of road allowance and sale to the adjoining landowners be supported, in principle, in accordance with the provision of By-Law 2018-020, as amended, and the Municipal Act, 2001, and subject to the parties entering into a conditional Agreement of Purchase and Sale;

**That** staff be directed to commence the process to stop up and close the said portion of road allowance;

**That** a by-law (with any amendments deemed necessary) to close the road and authorize its disposition shall be passed;

**That** the Mayor and Clerk be authorized to sign all documents to facilitate the road closing and conveyance of the lands; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.6

RS2019-002

242 - 249

**Surplus Declaration and Proposed Closure and Sale of a Portion of Road Allowance Adjacent to 16 and 22 Cable Road and Legally Described as Part of the Road Allowance between Concession 3 and Concession 4, in the Geographic Township of Verulam, City of Kawartha Lakes**  
Laura Carnochan, Law Clerk – Realty Services

**That Report RS2019-002, Surplus Declaration and Proposed Closure and Sale of a Portion of Road Allowance Adjacent to 16 and 22 Cable Road and Legally Described as Part of the Road Allowance between Concession 3 and Concession 4, in the Geographic Township of Verulam, City of Kawartha Lakes, be received;**

**That the subject property, being a portion of road allowance adjacent to 16 and 22 Cable Road, and legally described as Part of the Road Allowance between Concession 3 and Concession 4, in the Geographic Township of Verulam, City of Kawartha Lakes, be declared surplus to municipal needs;**

**That the closure of the portion of road allowance and sale to the adjoining landowners be supported, in principle, in accordance with the provisions of By-Law 2018-020, as amended, and the Municipal Act, 2001, and subject to the parties entering into a conditional Agreement of Purchase and Sale;**

**That staff be directed to commence the process to stop up and close the said portion of road allowance;**

**That a by-law (with any amendments deemed necessary) to close the road and authorize its disposition be forwarded to Council for adoption;**

**That the Mayor and Clerk be authorized to sign all documents to facilitate the road closing and conveyance of the lands; and**

**That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.**

8.1.7

RS2019-005

250 - 256

**Surplus Declaration and Proposed Closure and Sale of a Portion of Shoreline Road Allowance adjacent to 82 Fulsom Cres., in the Geographic Township of Carden, City of Kawartha Lakes**  
Christine Oliver, Law Clerk – Realty Services

**RESOLVED THAT** Report RS2019-005, **Surplus Declaration and Proposed Closure and Sale of a Portion of Shoreline Road Allowance adjacent to 82 Fulsom Cres., in the Geographic Township of Carden, City of Kawartha Lakes**, be received;

**That** the subject property, being the shoreline road allowance adjacent to 82 Fulsom Cres., in the Geographic Township of Carden, City of Kawartha Lakes be declared surplus to municipal needs;

**That** Council support, in principle, the closure of the shoreline road allowance and sale to the adjoining owners in accordance with the provisions of By-law 2018-020, as amended, and the *Municipal Act, 2001* and subject to the parties entering into a conditional agreement of purchase and sale;

**That** staff be directed to commence the process to stop up and close the said portion of the road allowance;

**That** a by-law (with any amendments deemed necessary) to close the road and authorize its disposition be forwarded to Council for adoption;

**That** the Mayor and Clerk be authorized to execute any documents to facilitate the road closing and conveyance of the lands; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.8

RS2019-006

257 - 263

**Surplus Declaration and Proposed Closure and Sale of a Portion of Shoreline Road Allowance adjacent to 309 Avery Point Road, in the Geographic Township of Carden, City of Kawartha Lakes**  
Christine Oliver, Law Clerk – Realty Services

**RESOLVED THAT** Report RS2019-006, **Surplus Declaration and Proposed Closure and Sale of a Portion of Shoreline Road Allowance adjacent to 309 Avery Point Road, in the Geographic Township of Carden, City of Kawartha Lakes**, be received;

**That** the subject property, being the shoreline road allowance adjacent to 309 Avery Point Road, in the Geographic Township of Carden, City of Kawartha Lakes be declared surplus to municipal needs;

**That** Council support, in principle, the closure of the shoreline road allowance and sale to the adjoining owners in accordance with the provisions of By-law 2018-020, as amended, and the *Municipal Act, 2001* and subject to the parties entering into a conditional agreement of purchase and sale;

**That** staff be directed to commence the process to stop up and close the said portion of the road allowance;

**That** a by-law (with any amendments deemed necessary) to close the road and authorize its disposition be forwarded to Council for adoption;

**That** the Mayor and Clerk be authorized to execute any documents to facilitate the road closing and conveyance of the lands; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.9

RS2019-007

264 - 270

**Surplus Declaration and Proposed Closure and Sale of a Portion of Shoreline Road Allowance adjacent to 339 Avery Point Road, in the Geographic Township of Carden, City of Kawartha Lakes**  
Christine Oliver, Law Clerk – Realty Services

**RESOLVED THAT** Report RS2019-007, **Surplus Declaration and Proposed Closure and Sale of a Portion of Shoreline Road Allowance adjacent to 339 Avery Point Road, in the Geographic Township of Carden, City of Kawartha Lakes**, be received;

**That** the subject property, being the shoreline road allowance adjacent to 339 Avery Point Road, in the Geographic Township of Carden, City of Kawartha Lakes be declared surplus to municipal needs;

**That** Council support, in principle, the closure of the shoreline road allowance and sale to the adjoining owners in accordance with the provisions of By-law 2018-020, as amended, and the *Municipal Act, 2001* and subject to the parties entering into a conditional agreement of purchase and sale;

**That** staff be directed to commence the process to stop up and close the said portion of the road allowance;

**That** any deputation or public input in opposition of the closing, if any, shall be considered, and if appropriate, a by-law (with any amendments deemed necessary) to close the road and authorize its disposition be forwarded to Council for adoption; and

**That** the Mayor and Clerk be authorized to execute any documents to facilitate the road closing and conveyance of the lands; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.10

RS2019-008

271 - 276

**Acquisition of Land for Road Purposes – St. Mary's Road**  
Laura Carnochan, Law Clerk – Realty Services

**That** Report RS2019-008, **Acquisition of Land for Road Purposes – St. Mary's Road**, be received;

**That** the acquisition of a portion of Lot 16, Concession 12, in the Geographic Township of Manvers, City of Kawartha Lakes, being part of PIN: 63261-0137 (LT) for road purposes be approved;

**That** staff be directed to commence the process of obtaining ownership of the required land, for nominal consideration and all related costs to be paid by the City;

**That** all costs associated with the transfer (estimated at \$15,000.00) be drawn from the Property Development Reserve;

**That** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this decision;

**That** the necessary By-law be forwarded to Council for adoption; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

8.1.11

RS2019-009

277 - 283

**Acquisition of Land for Road Purposes – Buller Road**

Laura Carnochan, Law Clerk – Realty Services

**That** Report RS2019-009, **Acquisition of Land for Road Purposes – Buller Road**, be received;

**That** the acquisition of Part of Lot 1, Concession B, Somerville as in A14830 Except R301722 & R377599, AKA Buller Road, in the Geographic Township of Somerville, City of Kawartha Lakes, being PIN: 63120-0203 (R) for road purposes be approved;

**That** staff be directed to commence the process of obtaining ownership of the required land, for nominal consideration, with all related costs payable by the applicant;

**That** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this decision;

**That** the necessary By-laws be forwarded to Council for adoption; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.



8.2	Correspondence	
8.2.1	COW2019-01.8.2.1	284 - 285
	<b>Paving of Zion Road from Simcoe Road to Valentia Road</b> Mark Grossi	
8.3	Items Extracted from Consent	
9.	<b>Closed Session</b>	
10.	<b>Matters from Closed Session</b>	
11.	<b>Adjournment</b>	