# The Corporation of the City of Kawartha Lakes

# Minutes

# Planning Advisory Committee Meeting

**PC2019-02**
**Wednesday, February 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**

**Accessible formats and communication supports are available upon request.**

## 1. Call to Order and Adoption of Agenda

Chair O'Reilly called the meeting to order at 1:01 p.m. Mayor A. Letham, Councillor A. Veale and M. Barkwell, T. Smith, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Director of Engineering and Corporate Assets J. Rojas, Manager of Planning R. Holy, Supervisor of Development Engineering C. Sisson, Senior Engineering Technicians J. Newbery, R. Perdue and K. Timms, Planning Officer - Large Developments I. Walker, and Planners II D. Harding, Q. Adebayo and M. LaHay were also in attendance.

Absent: Councillor Seymour-Fagan

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present. He also made a special welcome to the Fleming College Ecosystem Management Program students.

**PAC2019-006**
**Moved By** M. Barkwell
**Seconded By** Councillor Veale

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

**Carried**

## 2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest noted.

## 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 PLAN2019-006

David Harding, Planner II
An application to amend the Village of Fenelon Falls Zoning By-law 89-25 to rezone the property described as Part of Lot 171, Plan 25, former Village of Fenelon Falls, identified as 4 Lindsay Street - 2607892 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. Harding confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit the modernization and redevelopment of an existing gas station use to add features such as an overhead gas island canopy. The application appears to conform to the Growth Plan and appears to be consistent with the Provincial Policy Statement. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from Kawartha Conservation noting some stormwater and geotechnical concerns. Staff are recommending that the application be deferred for a period of one month until such time as full analysis can be concluded. He responded to questions from Committee members.

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

Amad Francis, spoke on behalf of the owner, stating that he is currently operating the site as a gas station, and he is seeking approval for the canopy as soon as possible. He stated that the last renovation was 20 years ago, and the renovation will provide a modern look to the busy intersection, and provide safety as the old pumps and tanks are at risk of failing. He noted that his original application was submitted a year ago, and he didn't want to see any more delays. He responded to questions from the Committee members.

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

No other persons spoke to the application.

3.2 PLAN2019-007

Ian Walker, Planning Officer - Large Developments
Applications to amend the Town of Lindsay Official Plan and Zoning By-law, together with a Draft Plan of Subdivision on the property identified as Vacant Land on Colborne Street West, Lindsay - Lindsay 2017 Developments Inc.

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment, official plan amendment, and proposed plan of subdivision. 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 120m, and two signs were posted the subject property. He summarized the application, explaining that it proposes to permit a mixed use residential and commercial plan of subdivision consisting of 809 residential units as follows: 413 lots for single detached dwellings; 26 blocks for 144 townhouse dwelling units; and 2 blocks for future mixed-use residential and commercial developments with up to 252 residential units. In addition, the subdivision will consist of: 2 commercial blocks; 4 blocks for stormwater management facilities; 4 blocks for parks; 1 institutional block; and 1 utility block. The lots and blocks will be serviced by full urban municipal services with access via an extension of St. Joseph Road and sixteen (16) new streets, including one new street (Street A) intersecting with Colborne Street West, and one new street (Street D) intersecting with Highway 35. He also noted that 2 commercial blocks at the southwest corner of the property are not subject to the proposed official plan and zoning by-law amendments. The application's conformity to the Growth Plan and consistency with the Provincial Policy Statement will be determined with appropriate review and revisions of the technical reports submitted by the applicant. Mr. Walker summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from the following individuals and agencies (and circulated to the members of the committee):

- City of Kawartha Lakes Parks Recreation and Culture
- City of Kawartha Lakes Engineering (Development Division)
- Bruce and Diana Rogers
- Gerard C. Borean (on behalf of Ibrans Development Ltd.)
- Martyn Stollar (on behalf of J. Stollar Construction Ltd.)
- Ministry of Transportation (relating to traffic)
- Ministry of Transportation (relating to stormwater management)
- Peter Petrosoniak
- Jacquelyn Choi
- Pamela Marsales (on behalf of Toronto to Algonquin Greenways)
- Glenda Morris

Staff respectfully recommended the proposed Official Plan and Zoning By-law Amendment applications along with the Draft Plan of Subdivision 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.

Michael Fry, of D.G. Biddle and Associates, spoke on behalf of the applicant and thanked staff for their assistance in processing the applications. He noted that the commercial lands were located on the west side of the property in accordance with the Official Plan, and that reduced density residential lots are located on the east site to be consistent with the existing neighbourhoods. He stated that existing infrastructure such as the sanitary sewer, and transit along Colborne St will assist the development. He recognized the importance of cycling use plans, with connectivity to Highway 35, and is seeking to comply with the accessibility requests. He noted the applications meet the high-level policies for greenfield development, and required densities for the site by the Growth Plan. He emphasized the importance of connectivity in the Official Plan, and believes they have met these concerns. Finally, he noted safety concerns with fencing around stormwater management ponds, and connectivity with Walker Street would be addressed. He responded to questions from the committee members.

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

Bruce Rogers of 8 Cedar Court, noted that the application requires careful and detailed review and summarized his concerns within a series of questions including:

- Whether the City will make a single decision on the applications, or make an item by item decision
- What is meant by the institutional designation
- Will the developer contribute to the ongoing maintenance costs of the new community?
- Is the amount of parkland sufficient
- Will there be an effort to protect the marshland at the west side of the property
- Is there a timeframe for completion of the project

Peter Petrosoniak, representing the Kawartha Lakes Green Trails Alliance, while commending the applicant for the inclusion of bike paths and trails, noted some deficiencies. He stated that the developer should not be allowed to pay cash-in-lieu of parkland, and that cycling, and sidewalk facilities should be built for all types of active transportation. He promoted sidewalks on both sides of roads,

where there is only one, and additional multi-use trails for connectivity to Highway 35, and along Street H. He submitted correspondence that was circulated to the committee members.

Rick Calvert, of Walker Street, expressed concern that the subdivision plan shows access to Walker Street, as this may increase traffic in the neighbourhood.

Carl Wong, spoke as the applicant's traffic consultant. He noted that Colborne Street is proposed to be widened to 4 lanes (with a multi-use trail), and that there will be improved signalization at Highway 35, St. Joseph Road, and Angeline Street to accommodate the additional capacity. He stated that they have reviewed the comments from the Ministry of Transportation, and are working to meeting their recommendations. He responded to questions from Committee members.

No other persons spoke to the application.

The committee recessed for a break at 2:03pm and reconvened at 2:06pm

3.3 PLAN2019-008

Quadri Adebayo, Planner II
An application to amend the Township of Manvers Zoning By-law 87-06 on land described as Part of Lot 10, Concession 11, Geographic Township of Manvers, identified as 554 Fleetwood Road - Graham

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.

After noting a correction on page two Mr. Adebayo 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. He summarized the application, explaining that it proposes to remove the Holding (H) symbol from Schedule A of the Township of Manvers Zoning By-law 87-06, which regulates the development and use of 554 Fleetwood Road. The removal of the Holding (H) symbol would permit residential development on a portion of the lot that comprises a 185.9 square metre dwelling with attached garage, a 65.1 square metre detached workshop, a driveway, a parking pad, septic tank, amenity area (grassed yard) and well. Concerning the proposed site alteration, the application conforms to the Growth Plan and the City of Kawartha Lakes Official Plan and is consistent with the Provincial Policy Statement. Mr. Adebayo summarized the comments received to date from responding agencies

and City Staff, and no objections from the public 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.

Mr. Graham, co-owner of the property, made himself available for any questions.

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

No other persons spoke to the application.

3.4 PLAN2019-009

Mark LaHay, Planner II
An application to amend the Township of Manvers Zoning By-law 87-06 on the subject property described as Part Lot 3, Concession 8, Geographic Township of Manvers, identified as 166 Highway 7A - Henderson

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. LaHay 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. He summarized the application, explaining that it proposes to rezone the property to convert the existing church building into a residential dwelling unit. The application appears to conform to the Growth Plan and appears to be consistent with the Provincial Policy Statement including the Minimum Distance Separation requirements. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from Enbridge and the Ministry of Transportation, who both had no concerns. Staff were recommending that the application be referred back to staff for further review and processing. He responded to questions from Committee members and advised that given the comments raised above, and provided there are no concerns, Staff would not object to moving the application forward to Council for approval.

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

Robert Clarke spoke as the applicant, noted that the staff report reflected their findings for the by-law amendment. He thanked staff 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.

## 4. Business Arising from Public Meeting

4.1 Item 3.1

**PAC2019-007**
**Moved By** M. Barkwell
**Seconded By** Mayor Letham

**That** Report PLAN2019-006, respecting Part **of Lot 171, Plan 25, former Village of Fenelon Falls, City of Kawartha Lakes, identified as 4 Lindsay Street – Planning File D06-2018-031**, be received; and

**That** a Zoning By-law Amendment respecting application D06-2018-031, be referred back to address any issues raised through the public consultation process, for further review and processing, and until such time that all comments have been received from all circulated Agencies and City Departments and that any comments and concerns from said Agencies and Departments have been addressed.

**Carried**

4.2 Item 3.2

**PAC2019-008**
**Moved By** J. Willock
**Seconded By** Mayor Letham

**That** Report PLAN2019-007, **Part of Lot 22, Concession 4, Former Town of Lindsay, Lindsay 2017 Developments Inc. – Applications D01-2018-005, D06-2018-026 and D05-2018-004**, be received; and

**That** PLAN2019-007 respecting Applications D01-2018-005, D06-2018-026 and D05-2018-004 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

**PAC2019-009**
**Moved By** Councillor Veale
**Seconded By** T. Smith

**That** Report PLAN2019-008, respecting **Part of Lot 10, Concession 11, geographic Township of Manvers, and identified as 554 Fleetwood Road; Application No. D06-2018-032**, be received;

**That** a Zoning By-law Amendment respecting application D06-2018-032, substantially in the form attached as Appendix D to Report PLAN2019-008, 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**

4.4 Item 3.4

**PAC2019-010**
**Moved By** M. Barkwell
**Seconded By** Councillor Veale

**That** Report PLAN2019-009, respecting **Part Lot 3, Concession 8, geographic Township of Manvers, and identified as 166 Highway 7A – Application D06-2018-030**, be received; and

**That** a Zoning By-law Amendment respecting application D06-2018-030, be prepared by staff, and 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**

## 5. Deputations

## 6. Correspondence

## 7. City of Kawartha Lakes Reports

7.1 ENG2019-001

Christina Sisson, Supervisor of Development Engineering
Assumption of Lytle Lane, Geographic Township of Bexley

Ms. Sisson provided an overview of her report noting the history of the related development in the area. She stated that staff are recommending assumption of the road in accordance with the draft by-law attached to her report.

**PAC2019-011**
**Moved By** Councillor Veale
**Seconded By** J. Willock

**That** Report ENG2019-001, **Assumption Report for Lytle Lane, Geographic Township of Bexley, City of Kawartha Lakes**, be received;

**That** the Assumption of Lytle Lane, Geographic Township of Bexley, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2019-001 be approved and adopted by Council; and

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

**Carried**

7.2 ENG2019-003

Christina Sisson, Supervisor of Development Engineering
Assumption of Fairgrounds Centre (Lindsay) Inc. Subdivision

Ms. Sisson provided an overview of her report noting the history of the related development in the area. She stated that staff are recommending assumption of the road, stormwater management facility, and park block in accordance with the draft by-law attached to her report.

**PAC2019-012**
**Moved By** Councillor Veale
**Seconded By** J. Willock

**That** Report ENG2019-003, **Assumption of Fairgrounds Centre (Lindsay) Inc. Subdivision**, be received;

**That** the Assumption of Fairgrounds Centre (Lindsay) Inc. Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2019-003 be approved and adopted by Council; and

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

**Carried**

7.3 Memorandum

Joel Watts, Deputy Clerk and Recording Secretary
Planning Advisory Committee Requirements and Responsibilities

Mr. Watts provided an overview of his memorandum and requested all committee members sign and submit the declarations supplied to them following the meeting. The declarations confirm that they have reviewed, will abide by, and agree to adhere to all the administrative documents attached to the memorandum.

**PAC2019-013**
**Moved By** Councillor Veale
**Seconded By** Mayor Letham

**That** the memorandum dated February 6, 2019 from Deputy Clerk and Recording Secretary J. Watts regarding Committee Requirements and Responsibilities, be received.

**Carried**

## 8. Adjournment

**PAC2019-014**
**Moved By** Mayor Letham
**Seconded By** M. Barkwell

**That** the Planning Advisory Committee Meeting adjourn at 2:32 p.m.

**Carried**