

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

PC2019-12
Wednesday, December 4, 2019
9:30 A.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 9:32 a.m. Mayor A. Letham, and Councillor K. Seymour-Fagan, and M. Barkwell, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Manager of Planning R. Holy, Supervisor of Development Planning S. Rea, Supervisor of Development Engineering C. Sisson, Planning Officer-Large Developments I. Walker, Senior Engineering Technician J. Newbery were also in attendance.

Late Arrivals:

- A. Veale at 9:39 a.m.
- T. Smith at 9:40 a.m.

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

PAC2019-077

Moved By J. Willock

Seconded By M. Barkwell

That the amended agenda for the Wednesday, December 4, 2019 Planning Advisory Committee Meeting be adopted as circulated, and with the following amendments:

Addition - Deputation:

Michael Testaguzza, Biglieri Group
Relating to Report PLAN2019-072 (Item 7.2 on the Agenda)

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting

The Chair stated that no statutory public meetings were being held at this meeting.

4. Business Arising from Public Meeting

5. Deputations

5.1 PC2019-12.5.1

Bryce Jordan, GHD (on behalf of 2573532 Ontario Inc.)
Relating to Report PLAN2019-067, Item 7.1 on the Agenda

Mr. Jordan spoke as the applicant mentioned in Report PLAN2019-067, and stated that they have been listening to the concerns presented at the public meeting, most notably adjusting the proposed heights of the units backing onto the dwellings on Cottingham Crescent from two storeys, to a single storey bungalow. Overall he thanked staff for bringing forward the positive recommendation, and are in favour of the conditions imposed.

PAC2019-078

Moved By Councillor Seymour-Fagan

Seconded By J. Willock

That the deputation of Bryce Jordan, regarding Report PLAN2019-067, Item 7.1 on the Agenda, be received.

Carried

5.2 PC2019-12.5.2

Michael Fry, D.G. Biddle and Associates Ltd.
Relating to Report PLAN2019-072, Item 7.2 on the Agenda

Mr. Fry spoke as the applicant mentioned in Report PLAN2019-072, and thanked staff for assisting this application process forward. Addressing some of the concerns presented, he stated that they are willing to work on preparing a cost-sharing agreement with other land owners in the area particularly related to requirements from the Ministry of Transportation. He also noted that they would be willing to consider options regarding the 100 unit limit in the Lindsay Official Plan, including placing a hold on the zoning by-law. He responded to questions from the members of the committee.

PAC2019-079

Moved By Mayor Letham

Seconded By J. Willock

That the deputation of Michael Fry, regarding Report PLAN2019-072, Item 7.2 on the Agenda, be received.

Carried

5.3 PC2019-12.5.3

Michael Testaguzza, Biglieri Group
Relating to Report PLAN2019-072, Item 7.2 on the Agenda

Mr. Testaguzza spoke on behalf of the Biglieri Group, who represents the Ibrans Development at the south east corner of Highway 35 and Thunderbridge Road. He stated that their greatest concern is in regards to the cost-sharing agreement for the re-development of Highway 35 in the area to ensure safety for all, and an equitable distribution of costs. He said that prior to approval from Council, and until such time as a cost-sharing agreement framework has been agreed upon, that the application be deferred to a later date. He responded to questions from the members of the committee.

PAC2019-080

Moved By M. Barkwell

Seconded By T. Smith

That the deputation of Michael Testaguzza, regarding Report PLAN2019-072, Item 7.2 on the Agenda, be received.

Carried

6. Correspondence

7. City of Kawartha Lakes Reports

7.1 PLAN2019-067

Sherry L. Rea, Development Planning Supervisor
Applications to amend the Town of Lindsay Official Plan and Zoning By-law 2000-75 together with a Draft Plan of Common Element Condominium and a Draft Plan of Subdivision on lands identified as Lindsay Street North, Lindsay - 2573532 Ontario Inc.

Ms. Rea confirmed that a Public Meeting on this matter was held on June 5, 2019 in accordance with the Planning Act. She summarized the application, explaining that it proposes to permit a residential plan of subdivision consisting of two blocks for townhouse units with one block containing 55 residential units and a second block containing 100 residential units for a total of 155 residential units. 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. Staff are recommending that the official plan amendment, plan of subdivision (16T-19501) and plan of common element condominium

(16CD-19501) together with the draft plan conditions for each draft plan be referred to Council for approval and that the draft zoning by-law amendment, be referred back to staff for further review.

PAC2019-081

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Report PLAN2019-067, **Part of Lot 24, Concession 5, geographic Township of Ops and Part of Lot 3 and Block X, Plan 1, former Town of Lindsay, Applications D01-2019-001, D04-2019-001, D05-2019-001 and D06-2019-007** be received;

That a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix C to Report Plan 2019-067, be referred to Council for approval and adoption;

That the Zoning By-law Amendment, D06-2019-007, be referred back to staff for further review;

That the Draft Plan of Subdivision (16T-19501), D05-2019-001, as shown on Appendix D and the conditions substantially in the form attached as Appendix E to Report Plan 2019-067, be referred to Council for approval and adoption;

That the Draft Plan of Common Element Condominium (16CD-19501), D04-2019-001, as shown on Appendix F and the conditions substantially in the form attached as Appendix G to Report Plan 2019-067, be referred to Council for approval and adoption;

That Council having considered the changes to the revised Draft Plan of Subdivision and Draft Plan of Common Element Condominium deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

Carried

7.2 PLAN2019-072

Ian Walker, Planning Officer - Large Developments

Applications to amend the Town of Lindsay Official Plan and Zoning By-law 2007-75 together with a Draft Plan of Subdivision on the property identified as Vacant Land on Colborne Street West, Lindsay - Lindsay 2017 Developments Inc.

Mr. Walker confirmed that a Public Meeting on this matter was held on February 6, 2019 in accordance with the Planning Act. He summarized the applications, explaining that they propose to permit a mixed use residential and commercial plan of subdivision consisting of 563 residential units, and potentially an additional 252 residential units as part of a future mixed-use development for up to 815 residential units as follows: 394 lots for single detached dwellings; 32 blocks for 169 townhouse dwelling units; and 2 blocks for future mixed-use residential and commercial developments consisting of up to 252 residential units. In addition, the remainder of the subdivision will consist of: 1 commercial block; 1 institutional block for an elementary school; 4 blocks for stormwater management facilities; 2 blocks for parks; 3 blocks for open space; 2 blocks for road widening along Colborne Street West and Highway 35; 1 utility block for a municipal pump station; and 1 retained commercial parcel. The applications conform to the Growth Plan and are consistent with the Provincial Policy Statement. 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. J. Stollar Construction Corporation noted concerns about the 100 unit development condition in the Lindsay Official Plan. The Biglieri Group noted concerns about the cost-sharing agreement for development of the Jennings Creek lands and Highway 35. Peter Petrosioniak supplied comments concerns about the proposed active transportation elements, and parkland provisions. Staff advised that based on the correspondence received since writing the report, that a revised recommendation was being put forward: staff are now recommending that the proposed Official Plan and amended Zoning By-law Amendment (acknowledging amendments were supplied to the members of the committee, and attached to the minutes) applications be referred to Council for approval, and a revised draft Plan of Subdivision (16T-18501) application consisting of the lots, blocks and roads for the Phase 1 (commercial and stormwater features) and Phase 2A residential (100 residential units) with the remainder to be created as large blocks, together with the amended draft plan conditions (acknowledging textual amendments attached to the minutes), to be further revised prior to Council approval to include a condition relating to cost-sharing of the Highway 35 upgrades, be referred to Council for approval at a future Council meeting once all interested parties agree on the wording of a draft plan condition for the cost-sharing. Mr. Walker and Ms. Sisson responded to questions from Committee members.

Committee recessed for a break at 10:23am and returned at 10:28am.

PAC2019-082

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2019-072, **Concession 4, Part of Lot 22, geographic Township of Ops; 57R-6839, Parts 1, 2 and 6 to 20, and Part of Parts 3 to 5, Former Town of Lindsay, Lindsay 2017 Developments Inc. – Applications D01-2018-005, D06-2018-026 and D05-2018-004**, be received;

That a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix C to Report PLAN2019-072, be referred to Council for adoption;

That the zoning by-law amendment, substantially in the form attached as Appendix D and as amended, to Report PLAN2019-072, including additional exemptions to sections 8.2 h. and 9.2 i. be referred to Council for approval and adoption;

That the Draft Plan of Subdivision (16T-18501), Application D05-2018-004, as shown on Appendix B and the conditions substantially in the form attached as Appendix E to Report PLAN2019-072, as amended, be approved and adopted by Council;

That in accordance with Section 34(17) of the Planning Act, Council having considered the changes to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

Carried

7.3 PLAN2019-073

Sherry L. Rea, Development Planning Supervisor

Christina Sisson, Supervisor of Development Engineering

Request by 405 St. David Street Investments Inc. to enter into a Subdivision Agreement for Plan of Subdivision, on lands described as Part of Lot 24, Concession 6, geographic Township of Ops, former Town of Lindsay

Ms. Rea confirmed that Council granted a draft plan of subdivision for this matter on October 14, 2014 in accordance with City Policy and the Planning Act. She summarized the plan, explaining that it proposes to create 15 residential lots for single detached dwellings, 1 block to accommodate 56 residential units in a

cluster villa type development and 1 block for open space. The proposal 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. Staff are recommending that the subdivision agreement be referred to Council for approval. She responded to questions from Committee members.

PAC2019-083

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That Report PLAN2019-073, **405 St. David Street Investments Inc. (Riverview Estates - Phase 2), Subdivision Agreement**, be received;

That the Subdivision Agreement for 405 St. David Street Investments Inc., City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2019-073 be approved by Council;

That the recommended payment of Development Charges, as outlined in the draft subdivision agreement contained in Appendix C to Report PLAN2019-073, 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

PAC2019-084

Moved By T. Smith

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 10:37 a.m.

Carried