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THE BIGLIERI GROUP LTD.

May 8, 2017

City of Kawartha Lakes

Development Services - Planning Division
180 Kent Street West
Lindsay, ON K9V 2Y6

Attention: Chris Marshall, Director of Development Services

Dear Mr. Marshall,

**RE: Comments respecting May 9th 2018 Planning Advisory Committee, Item 7.1
Secondary Plans Appeals Update
Ibrans Developments Ltd. – 460 Thunder Bridge Road, Concession 4, Part Lots 24 & 25,
former geographic Township of Ops, Lindsay
TBG Project No. 17477**

The Biglieri Group Ltd. represents Ibrans Developments Ltd. (Ibrans), owners of lands located at the south-east corner of Thunder Bridge Road and Highway 35, municipally known as 460 Thunder Bridge Road, legally described as Concession 4, Part Lots 24 & 25, former geographic Township of Ops, Lindsay and commonly referred to as the former Runnymede Lands (the Subject Lands). Ibrans has appealed the Lindsay Secondary Plan (OPA 16) and City of Kawartha Lakes Official Plan (2012).

On behalf of our client TBG has reviewed the May 9th 2018 staff report entitled Secondary Plans Appeals Update, respecting item 7.1 of the Planning Advisory Committee. The report recommends that staff be directed by Council to pursue the following revisions to the Lindsay Secondary Plan and City of Kawartha Lakes Official Plan through the ongoing LPAT process:

- revisions to Urban Settlement Area Boundaries;
- removal of "Future Development Areas" overlay; and,
- provision of Secondary Suite policies.

TBG has reviewed the proposed revisions and would like to note that at this time we have no concerns with staff's recommendations. We understand that the revisions to the Urban Settlement Area Boundaries and "Future Development Areas" overlay do not affect the Subject Lands. We understand that the policies providing for Secondary Suites would apply to the Subject Lands and would provide for further flexibility with respect to development thereon.

Further, we note that these revisions are being made in order to address issues expressed by the Ministry of Municipal Affairs through the ongoing LPAT process. As such, although we have no issues with the proposed revisions, we would like to reiterate that our issues with respect to both the Lindsay Secondary Plan as well as the City of Kawartha Lakes Official Plan have not been addressed to date.

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT

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We trust you will find all in order, however if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,
THE BIGLIERI GROUP LTD.

Michael Testaguzza

Michael Testaguzza, MCIP RPP
Planner

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