

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

**PC2020-02**  
**Wednesday, March 11, 2020**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**  
**Mayor Andy Letham**  
**Deputy Mayor 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**

Chairperson Deputy Mayor O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and M. Barkwell, and T. Smith, were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Supervisor of Development Planning S. Rea, and Planners II A. Kalnina and M. LaHay were also in attendance.

Absent: Councillor A. Veale, and J. Willock

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present, and welcomed the visiting third year Ecosystem Management Technology Program students from Fleming College taking an Urban and Regional Planning course.

**PAC-006**

**Moved By** Mayor Letham

**Seconded By** Councillor Seymour-Fagan

**That** the agenda for the Wednesday, March 11, 2020 Planning Advisory Committee Meeting be adopted as circulated.

**Carried**

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**3. Public Meeting**

**3.1 PLAN2020-007**

Anna Kalnina, Planner II

Official Plan and Zoning By-law Amendments to facilitate a residential severance of an existing dwelling (2152 City Road 36)

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law Amendments. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Ms. Kalnina confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and a sign

was posted on the subject property. She summarized the application, explaining that it proposes to facilitate a severance of an existing dwelling from the existing recreational commercial operation. The proposed residential lot would be approximately 1.8 hectares and the retained lands would be approximately 46.7 hectares. The existing recreational commercial operation is not intended to be affected by the severance. The application is consistent with the 2017 Provincial Policy Statement, conforms to the 2019 Growth Plan. Ms. Kalnina summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from members of the public asking about operations of the park, and if this severance would facilitate further expansion of the park. Staff are recommending that the application be referred back to staff for further review and processing until such time that all comments have been received from all circulated agencies and City departments (including the Agriculture Development Officer), and that any comments and concerns have been addressed. She responded to questions from Committee members.

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

Beverly Saunders of EcoVue Consulting, spoke as the applicant on behalf of the owner. She noted the severed residence is outside the floodplain of the Dunsford Creek. They also have provided an agricultural impact assessment, and are awaiting the comments, noting that there is no existing agricultural uses currently. She concluded that there was no plan to expand the park, and that this application was to remove the residence, and allow for provisions to allow for the expansion of the home on the severed lot.

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

No other persons spoke to the application.

### 3.2 PLAN2020-010

Mark LaHay, Planner II

An application to amend the City of Kawartha Lakes Official Plan and Township of Emily Zoning By-law 1996-30 (88 Centreline Road)

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law Amendments. 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 500 metres, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to redesignate approximately 1.2 ha. (3 ac.) of the northern portion of the subject land from "Rural" to "Rural" with a "Special Policy Area" to permit the existing second detached dwelling (addressed as 94 Centreline Road) to be severed, and to rezone this portion of the subject land from Agricultural (A1) to an Agricultural (A1-\*) Exception Zone with appropriate zone provisions for a rural residential use and to rezone the balance of the approximately 6.7 ha. (16.6 ac.) of the subject land proposed to be retained from Agricultural (A1) to an Agricultural (A1-\*) Exception Zone with appropriate uses and zone provisions to recognize the existing accessory buildings and detached dwelling addressed as 88 Centreline Road. The application is consistent with the 2017 Provincial Policy Statement, conforms to the 2019 Growth Plan and generally conforms to the Kawartha Lakes Official Plan. 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 property owners on Evergreen Street with questions on access and right of way. Comments were also received from the City's Agricultural Development Officer noting that they were not supportive of the application as it may remove some lands from agricultural uses, however Mr. LaHay noted that no agricultural uses are currently present on the property. With respect to all the comments made and received, staff are altering the recommendation on the report, and are recommending that the application be referred to Council for approval. Director Marshall and Mr. LaHay responded to questions from Committee members.

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

Tom deBoer of TD consulting spoke as the applicant on behalf of the owner. He expressed his concern with the various delays of this application, including the dates of when the external agencies received the report for their review. He stated that a deferral would be unwarranted, and supported the altered recommendation. He responded to questions from Committee members.

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

Scott MacEachern, of 120 Centreline Road, expressed concerns about access along the property to Evergreen Street, and the gate that had been installed, noting the previous historical uses of the right of way.

David Scott, of 24 Evergreen Street, also expressed access concerns about the right of way access, and the gate that had been constructed. He also asked questions about the significant woodlands and wetlands on the property and if they would be protected.

Glen Ortiz, of 20 Charlotte Crescent, noted the previous agricultural uses on the property about 5-7 years ago. He noted that he didn't want to see any change of previous uses.

David Prince, of 2 Evergreen Street, noted concerns about the drainage off the subject property to his property and other on Evergreen Street. He also noted concerns about the removal of trees on the property.

No other persons spoke to the application.

### 3.3 PLAN2020-011

Mark LaHay, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 (281 Pigeon Creek Road)

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 500 metres in the rural area and to each owner of land within 120 metres in the urban area, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the subject land from the Open Space (O1) Zone to the Open Space Exception (O1-\*\*) Zone. The effect of the zoning amendment is to add a single detached dwelling as an additional permitted use to be reconstructed on an existing foundation and to implement appropriate development standards. The rezoning application is the result of a building enforcement issue, whereby an "Order to Comply" has been issued. The application is consistent with the 2017 Provincial Policy Statement, appears to conform to the 2019 Growth Plan and the Kawartha Lakes Official Plan. 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 Kawartha Conservation who noted that the applicants have obtained a permit, and have no objection to the application. In consideration of these comments, and subject to no further comments raised today, staff are

recommending that the application be forwarded to Council for approval. He responded to questions from Committee members.

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

Mr. Prentice made himself available for any questions from Committee members.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:51 p.m.

#### **4. Business Arising from Public Meeting**

##### **4.1 Item 3.1**

###### **PAC2020-007**

**Moved By** Mayor Letham

**Seconded By** Councillor Seymour-Fagan

**That** Report PLAN2020-007, **respecting Part Lot 5, Concession 4, geographic Township of Verulam, Parkbridge Lifestyle Communities Inc. – Applications D01-2020-001 and D06-2020-003**, be received; and

**That** Report PLAN2020-007 respecting Applications D01-2020-001 and D06-2020-003 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**  
c05

##### **4.2 Item 3.2**

###### **PAC2020-008**

**Moved By** M. Barkwell

**Seconded By** T. Smith

**That** Report PLAN2020-010, respecting Part Lots 11 and 12, Concession 7, geographic Township of Emily, Applications D01-2019-006 and D06-2019-037, be received;

**That** a By-law to implement an Official Plan Amendment respecting application D01-2019-006, be prepared by staff, and be referred to Council for approval and adoption;

**That** a Zoning By-law Amendment respecting application D06-2019-037, be prepared by staff, and be referred to Council for approval and adoption; and

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

**Carried**

4.3 Item 3.3

**PAC2020-009**

**Moved By** Mayor Letham

**Seconded By** M. Barkwell

**That** Report PLAN2020-011, respecting Part Lot 5, Concession 13, geographic Township of Manvers, Application D06-2020-001, be received;

**That** a Zoning By-law Amendment respecting application D06-2020-001, be prepared by staff, and be referred to Council for approval and adoption; 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 PLAN2020-006

**Ian Walker, Planning Officer – Large Developments**

Official Plan and Zoning By-law Amendments to permit a hotel and ancillary uses (140 Angeline Street South)

Ms. Rea noted that she was presenting today on behalf of Mr. Walker. She confirmed that a Public Meeting on this matter was held on November 6, 2019 in accordance with the Planning Act. She summarized the application, explaining that it proposes to change the land use designation from the 'Residential'

designation to the 'General Commercial' designation and to change the zone category from the 'Residential One (R1) Zone' to the 'General Commercial Special Thirteen (GC-S13) Zone', to permit a range of commercial uses appropriate for the site, including a five storey, up to 80 unit hotel with ancillary uses such as a restaurant, and site-specific development standards relating to height and setbacks. The application is consistent with the 2017 Provincial Policy Statement, conforms to the 2019 Growth Plan. Ms. Rea summarized the comments received to date, as detailed in Mr. Walker's report Staff are recommending that the application be referred to Council for approval.

**PAC2020-010**

**Moved By** Mayor Letham

**Seconded By** Councillor Seymour-Fagan

**That** Report PLAN2020-006, **Part of Lot 18, Concession 5, Former Town of Lindsay, DDB Investment Group Limited – Applications D01-2019-003 and D06-2019-029**, be received;

**That** a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix C to Report PLAN2020-006, be referred to Council for adoption;

**That** the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2020-006, be referred to Council for approval and adoption; and

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

**Carried**

**8. Adjournment**

**PAC2020-011**

**Moved By** M. Barkwell

**Seconded By** T. Smith

**That** the Planning Advisory Committee Meeting adjourn at 1:57 p.m.

**Carried**