

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

PC2019-07
Wednesday, November 4, 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
Jason Willock
Councillor Doug Elmslie

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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. Councillors D. Elmslie (Alternate Member), K. Seymour-Fagan, and A. Veale and M. Barkwell and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Chief Building Official S. Murchison, Supervisor of Development Engineering C. Sisson, Policy Planning Supervisor L. Barrie, Planning Officer - Large Developments I. Walker, Planners II J. Derworiz, D. Harding, and A. Kalnina were also in attendance.

Absent: Mayor Letham

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

PAC2020-046

Moved By Councillor Elmslie

Seconded By Councillor Seymour-Fagan

That the agenda be adopted as circulated and amended.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meetings

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 PLAN2020-049

Ian Walker, Planning Officer - Large Developments

Applications to amend the Township of Ops and Town of Lindsay Official Plans and respective Zoning By-laws, together with a Draft Plan of Subdivision (16T-20501) on the property identified as 460 Thunder Bridge Road, Lindsay - Ibrans Developments Ltd.

3.1.1 Public Meeting

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. Walker confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that 3 signs were posted on the subject property. He summarized the applications, explaining that they propose to permit a mixed use residential and commercial plan of subdivision consisting of 1,832 residential units as follows: 157 lots for single detached dwellings; 20 lots for 40 semi-detached dwelling units; 14 blocks for 73 townhouse dwelling units; 2 medium density blocks for up to 60 residential dwelling units; 2 blocks for natural heritage protection; 1 stormwater management block; 1 wetland compensation block; 2 park blocks; and 3 blocks for future residential and commercial developments with up to 1,502 residential units. The lots and blocks will be serviced by full urban municipal services with access via an extension of a new proposed north-south collector street (Street B) between the vacant future development to the south and Thunder Bridge Road to the north; and a new proposed east-west collector street (Street A) between the new Street B and Angeline Street North to the east. Through the appropriate revisions to the technical reports and plans, conformity with the policies of the Growth Plan, the Ops Official Plan, the Town of Lindsay Official Plan, and consistency with the Provincial Policy Statement should be achieved. 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 Cheryl Tolles at the Ministry of Transportation establishing various conditions for draft approval, and from the following people:

- Jamie Morris, on behalf of the Kawartha Lakes Environmental Advisory Committee
- Rob Ferguson
- Allen MacPherson
- Rob Martin
- Susan Mooney of Country Estates Retirement Home
- Glenda Morris
- Peter Petrosoniak
- Bill Steffler on behalf of the Green Trails Alliance

Comments received noted the following themes/concerns:

- Opportunities for more cycling and multi-use trail infrastructure (including connectivity with neighbourhoods to the east and the Victoria Rail Trail, and trails on the south side of Jennings Creek)

- Requests for additional sidewalks on both sides of the proposed roads, Thunderbridge Road, and Highway 35
- Integration of subdivision design with the City's future Active Transportation Plan
- Design of laneways and lot integration with the existing Retirement Home on Thunderbridge Road
- Wetland and Storm Water management block drainage
- Location of park blocks

Staff are recommending that the 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 Testaguzza of the Biglieri Group spoke as the applicant on behalf of the owners Ibrans Developments Ltd. He presented an overview of the applications noting:

- the context of the property
- the Master Plan proposal (including sidewalk and multi-use trails)
- the specifics of the Phase One proposal
- the proposed changes from the existing Official Plan, and existing planning policy; and
- the proposed zoning amendment options, including for the proposed rear access lane housing

Overall, he appreciated the comments received so far, and was looking to address any new comments received today. He responded to questions from the members of the Committee.

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

Jamie Morris, spoke on behalf of the Environmental Advisory Committee. He noted that they are looking to expand and encourage active transportation options in this development, as they did with the Craft development to the south. He noted they were pleased to see natural heritage blocks built into the plan to protect Jennings Creek, however advocated for all the recommendations in his correspondence.

Peter Petrosoniak noted that his recommendations in his correspondence were forwarded to the Committee. He also advocated for the protection of Jennings

Creek, a continuous multi-use path along the creek, sidewalks on both sides of the roads, a pathway around the western stormwater block, trail connectivity with trails to the east of the development (including the Victoria Rail Trail), a park in the first phase, and pathways around the entire development. Overall he spoke supporting the health and safety for all residents in the community and promoted more active transportation options.

Susan Mooney spoke as the owner of the County Estates Retirement Home fronting the development on Thunderbridge Road. She questioned the location of proposed laneways in the future phases that will front the boundary of their property. She also noted that they would like to see greater consideration for all the existing properties fronting Angeline and Thunderbridge Roads.

Bill Steffler spoke on behalf of the Green Trails Alliance. He spoke in support of increased active transportation options, as he noted that more trails and sidewalks promote a healthy population, a healthy environment, and more options for school children to walk or bike to school. He requested to see a more detailed active transportation plan including connections with other developments, including a multi-use trail along the Jennings Creek towards the east and the Victoria Rail Trail.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the comments and questions from the members of the Public. Mr. Testaguzza highlighted the proposed green spaces in the first phase, that they are following the City's standards for sidewalks, and that laneways would be reviewed near the retirement home. He responded to questions from the members of the committee.

The Public Meeting concluded at 2:06pm.

3.1.2 Business Arising from the Public Meeting

PAC2020-047

Moved By Councillor Elmslie

Seconded By M. Barkwell

That Report PLAN2020-049, Part of Lots 24 & 25, Concession 4, Geographic Township of Ops, Former Town of Lindsay, Ibrans Developments Ltd. – Applications D01-2020-006, D06-2020-024 and D05-2020-001, be received; and

That PLAN2020-049 respecting Applications D01-2020-006, D06-2020-024 and D05-2020-001 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

3.2 PLAN2020-053

David Harding, Planner II

An application to amend the Township of Manvers Zoning By-law 87-06 on property described as Part of Lot 23, Concession 8, geographic Township of Manvers, identified as 174 Highway 7A - Connor

3.2.1 Public Meeting

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 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to recognize the existing uses and to facilitate the expansion of the businesses on the property. As a result of this expansion, new development standards are being sought. The development standards will also allow for the placement of a third business (photography studio) within the expanded building. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Harding summarized the comments received to date, as detailed in his report. He also noted that comments were still outstanding from the Ministry of Transportation. No other comments were received. Staff are recommending that the application be referred back to staff for further review and processing until such time as all outstanding comments are received and a draft by-law brought forward for comment. He responded to questions from Committee members.

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

Emma Drake of DM Wills Associates Ltd. spoke as the applicant, and stated that application was filed to allow the expansion of the business. She noted the proposed changes and stated that none of the proposed setbacks will be further reduced. She also stated that they look forward to seeing the comments from the Ministry of Transportation, and agree with the recommendation from the report. She responded to questions from Committee members.

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

Kelly Connor spoke as the owners of the property subject to the application, and stated she did not want to offer any further comments than what was provided.

No other persons spoke to the application.

The Public Meeting concluded at 2:12pm.

3.2.2 Business Arising from the Public Meeting

PAC2020-048

Moved By Councillor Veale

Seconded By J. Willock

That Report PLAN2020-053, **Part of Lot 23, Concession 8, geographic Township of Manvers, City of Kawartha Lakes, identified as 174 Highway 7A, Connor – D06-2020-009**, be received; and

That the application be referred back to staff until such time as all comments have been received from all circulated agencies and City Departments, and for further review and processing.

Carried

3.3 PLAN2020-043

Anna Kalnina, Planner II

Source Water Protection Amendment to the City of Kawartha Lakes Official Plan No. 35 (OPA 35) and Amendment to 14 Zoning By-laws to protect vulnerable areas in accordance with the Clean Water Act

3.3.1 Public Meeting

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 and Ms. Barrie confirmed that the required notice was given in accordance with the Planning Act including circulation on the City's website and regional newspapers. They summarized the proposed amendments, explaining that it proposes to address that where a Source Protection Plan has taken effect, the Clean Water Act requires that planning matter decisions conform with significant threat policies and have regard to other policies set out in a Source Protection Plan. Furthermore, sections 40(1) and 42 of the Clean Water Act

require that municipalities amend their official plans to conform with the applicable Source Protection Plans and modify zoning by-laws as necessary. The proposed Official Plan Amendment 35 and the proposed amendment to the 14 Zoning By-laws address the requirements of the Clean Water Act. Their presentation including a summary of the proposal is attached to the minutes. They summarized the comments received to date, as detailed in Ms. Kalnina's report, noting that comments received were addressed and/or incorporated into the amendments as appropriate. Staff are recommending that the amendments be referred to Council for approval. Ms. Kalnina, Ms. Barrie, and Jenna Stephens of Kawartha Conservation responded to questions from Committee members.

The Chair inquired if anyone wished to speak to the proposed amendments.

No persons spoke to the amendments.

M. Barkwell left Council Chambers at 2:38pm and returned at 2:40pm.

The Public Meeting concluded at 2:40pm.

3.3.2 Business Arising from the Public Meeting

PAC2020-049

That Report PLAN2020-043, respecting **Source Water Protection Official Plan and Zoning By-law Amendments**, be received;

That a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix A to Report PLAN2020-043, be referred to Council for adoption;

That the Zoning By-law Amendment, substantially in the form attached as Appendix B to Report PLAN2020-043, be referred to Council for adoption; and

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

Carried

3.4 PLAN2020-044

Anna Kalnina, Planner II

Official Plan Amendment No. 39 and an Amendment to 19 of the City's Zoning By-laws to permit Additional Residential Units (ARUs)

3.4.1 Public Meeting

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.

J. Willock left Council Chambers at 2:41pm and returned at 2:43pm.

Ms. Kalnina and Ms. Barrie confirmed that the required notice was given in accordance with the Planning Act on the City's website and regional newspapers. They summarized the amendments, explaining that they propose to implement the Additional Residential Unit requirements of the Planning Act and O. Reg. 299/19, and bring the City's Official Plan and Zoning By-laws into conformity with policy direction introduced in the Growth Plan for the Greater Golden Horseshoe, 2019 and Provincial Policy Statement, 2020. Their presentation, including a summary of the proposal, is attached to the minutes. They summarized the comments received to date, as detailed in Ms. Kalnina's report, noting that subsequent to the writing of the report additional comments have been considered and incorporated into the draft amendments as appropriate. Staff are recommending that the amendments be referred to Council for approval. Ms. Barrie and Ms. Kalnina responded to questions from Committee members.

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

No other persons spoke to the amendments.

The Public Meeting concluded at 3:09pm.

3.4.2 Business Arising from the Public Meeting

PAC2020-050

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That Report PLAN2020-044, **Additional Residential Units**, be received;

That a By-law to implement the proposed Official Plan Amendment to the City of Kawartha Lakes Official Plan 2012, substantially in the form attached as Appendix A to Report PLAN2020-044, be referred to Council for adoption;

That the Official Plan Amendment, substantially in the form attached as Appendix A to Report PLAN2020-044, be transitioned into the City's 4 other Official Plans (Town of Lindsay Official Plan, Township of Ops Official Plan, Village of Fenelon Falls Official Plan, Victoria County Official Plan) as individual Official Plan Amendments and be referred to Council for adoption;

That the Zoning By-law Amendment, substantially in the form attached as Appendix B to Report PLAN2020-044, be transitioned into the City's 19 Zoning By-laws as individual Zoning By-law Amendments and be referred to Council for adoption; and

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

Carried

3.5 PLAN2020-052

Jonathan Derworiz, Planner II

Zoning By-law Amendments for Liquidation Sales

3.5.1 Public Meeting

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

Mr. Derworiz confirmed that the required notice was given in accordance with the Planning Act. He summarized the amendments, explaining that it proposes to incorporate a definition of "Liquidation Sale" into all of the City's Zoning By-laws. The affect of defining Liquidation Sales in all of the City's 18 Zoning By-laws is two-fold. First, by including a definition, the use is formally acknowledged by the City which provides certainty for prospective operators. There is no longer ambiguity with respect to the permission of this use. Secondly, a definition initiates the development of parameters for the subject use. Prior to a use operating, it must meet the standards prescribed by the Zoning By-law it is contained in. The amendments are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Derworiz summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report no additional comments were received. Staff are recommending that the amendments be referred back to staff to address issues raised through the public consultation process for further review until such time that all comments have been addressed. He responded to questions from Committee members. He confirmed that if requested, and subject to no further comments from the public, a by-law could be prepared and forwarded to the November 17, 2020 Regular Council Meeting.

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

No persons spoke to the amendments.

The Public Meeting concluded at 3:15pm.

3.5.2 Business Arising from the Public Meeting

PAC2020-051

Moved By Councillor Veale

Seconded By Councillor Elmslie

That Report PLAN2020-052, **Zoning By-law Amendment for Liquidation Sales**, be received;

That a by-law containing Zoning By-law Amendments respecting Liquidation Sales, be prepared, approved and adopted by Council at the November 17, 2020 Regular Council Meeting; and

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

Carried

4. **Deputations**

5. **Correspondence**

6. **City of Kawartha Lakes Reports**

6.1 ENG2020-016

Christina Sisson, Supervisor of Development Engineering

Registered Subdivision Agreement Status Update

Ms. Sisson provided an overview of her report, noting that providing a status update to Council about developments where lots exist would help keep developers accountable, and provide transparency to the public. She responded to questions from the committee members.

PAC2020-052

Moved By Councillor Elmslie

Seconded By J. Willock

That Report ENG2020-016, **Registered Subdivision Agreement Status Update**, be received; and

That Staff be directed to continue to provide annual updates for continued communication, process improvement, and to support the development community.

Carried

6.2 ENG2020-017

Christina Sisson, Supervisor of Development Engineering

Assumption of Gilson Point Subdivision, Mariposa

Ms. Sisson provided an overview of their report noting the history of the related development in the area. She stated that staff are recommending assumption of the roads and stormwater management pond as per the draft by-law attached to the report.

PAC2020-053

Moved By Councillor Veale

Seconded By Councillor Seymour-Fagan

That Report ENG2020-017, **Assumption of Gilson Point Subdivision, Mariposa**, be received;

That the Assumption of Gilson Point Subdivision, Geographic Township of Mariposa, be approved;

That an assumption by-law, substantially in the form attached as Appendix A, to Report ENG2020-017 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. **Adjournment**

PAC2020-054

Moved By Councillor Seymour-Fagan

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 3:27 p.m.

Carried