

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

PC2021-02
Wednesday, February 10, 2021
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
Mike Barkwell
Jason Willock

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1. Call to Order and Adoption of Agenda

Chairperson Councillor A. Veale called the meeting to order at 1:00 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, Councillors K. Seymour-Fagan, and Committee Members 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 Engineering C. Sisson, Planning Officer - Large Developments I. Walker, and Planners II D. Harding and M. LaHay were also in attendance.

Absent: J. Willock

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

PAC2021-005

Moved By Deputy Mayor O'Reilly

Seconded By Councillor Seymour-Fagan

That the agenda be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting Reports

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 PLAN2021-003

Amend the Town of Lindsay Official Plan and Town of Lindsay Zoning By-law 2000-75 together with a Draft Plan of Subdivision at 331 Logie Street, Lindsay – Lepha Properties Inc. and City of Kawartha Lakes

Ian Walker, Planning Officer - Large Developments

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 together with a Draft 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 120 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit a 45 unit two storey townhouse development by:

- Changing the land use designation on the eastern property from the 'Parks and Open Space' designation to the 'Residential' designation; and
- Changing the zone category from the Parks and Open Space (OS) Zone on the eastern property and from the Residential Two Special Thirteen Holding One [R2-S13(H1)] Zone on the western property, to a 'Residential Multiple One Special ** (RM1-S**) Zone' for both properties, which will be consolidated into one property.

He noted that the draft plan of subdivision will allow the future division of the townhomes and their respective 'parcels of tied land' (referred to as 'lots') to be completed by using the Part Lot Control provision of the Planning Act, which allows them to be sold separately without requiring consent applications to create each lot. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Lindsay Official Plan will be determined upon further review and revisions of the technical studies and documentation provided. 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 members of the public:

- Paul Webber of 2 Deacon Crescent
- Doreen and Wesley Lane of 40 Maguire Street
- Harold McCrum of 22 Deacon Crescent
- Don Hughes of 47 Deacon Crescent
- Tammy Lavigne-Tait and Chris Tait of Deacon Crescent

Mr. Walker summarized the comments from the members of the public stating the they expressed concerns with:

- Traffic issues on Logie Street and the nearby intersection with Lindsay Street
- Environmental impacts to the surrounding areas
- City surplus declaration and sale of land to the Developer
- Intensification of the residential uses of the property

Also circulated to the members of the committee were comments received from Curve Lake First Nation with no specific concerns and the Engineering and

Corporate Assets Department noting several issues for the developer to address as well as comments on the upcoming implementation of traffic signalling at the corner of Lindsay and Logie Streets. 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.

Christine Halis of KLM Planning Partners spoke as the applicant, and provided a presentation to the committee noting the existing policy context, proposed official plan and zoning by-law amendments, proposed site plans and elevations of the townhomes, and a summary of the supporting documentation provided to Planning Staff. A copy of her presentation is attached to the minutes. She responded to questions from the members of the committee.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:27p.m.

3.1.2 Business Arising from the Public Meeting

PAC2021-006

Moved By Deputy Mayor O'Reilly

Seconded By Councillor Seymour-Fagan

That Report PLAN2021-003, Part of Lot 18, Concession 6, Former Town of Lindsay, Lepha Properties Inc. and City of Kawartha Lakes – Applications D01-2021-001, D06-2021-001 and D05-2021-001, be received; and

That PLAN2021-003 respecting Applications D01-2021-001, D06-2021-001 and D05-2021-001 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 PLAN2021-004

Amend the Township of Mariposa Zoning By-law 94-07 at 151 Peniel Road, Part of Lot 3, Concession 12, geographic Township of Mariposa – Hamilton
David Harding, Planner II

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 allow the severance of the dwelling along with an implement shed from the balance of the agricultural land. On May 1, 2020, the Director of Development Services granted provisional consent to application D03-2019-034 to sever an approximately 0.51 hectare (1.26 acres) rural residential lot and retain approximately 39.65 hectares (97.98 acres) of agricultural land to be consolidated with other non-abutting lands owned by the farming operation. As a condition of provisional consent, the agricultural land to be retained is to be rezoned to prohibit residential use. The application is consistent with the 2020 Provincial Policy Statement, conforms to the 2019 Growth Plan for the Greater Golden Horseshoe and the City of Kawartha Lakes Official Plan. Mr. Harding 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 application be referred to Council for approval.

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

It was noted that the owners were present in the meeting, however due to technical issues, were unable to be heard.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:30p.m.

3.2.2 Business Arising from the Public Meeting

PAC2021-007

Moved By Deputy Mayor O'Reilly

Seconded By Councillor Seymour-Fagan

That Report PLAN2021-004, Part of Lot 3, Concession 12, geographic Township of Mariposa, City of Kawartha Lakes, identified as 151 Peniel Road, Hamilton – D06-2020-030, be received;

That a Zoning By-law Amendment respecting application D06-2020-030, substantially in the form attached as Appendix D to Report PLAN2021-004, 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

3.3 PLAN2021-005

Amend the Township of Emily Zoning By-law 1996-30 at 833 Pigeon Lake Road - Gingrich

Mark LaHay, Planner II

3.3.1 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. 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 that a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone a portion of the property from Agricultural (A1) Zone to an Agricultural (A1-*) Exception Zone to permit a woodworking shop as an additional use and establish applicable development standards, including a reduction in the parking requirements along with an increase in lot coverage for the accessory building. The effect of the amendment is to rezone a portion of the property to facilitate the creation of a custom woodworking shop as a secondary use to manufacture custom kitchen cabinets and furniture with a total floor area of approximately 600 square metres, inclusive of office and storage space. Consistency with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be demonstrated upon further review of this application. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report that no additional comments were received. Staff are recommending that the application be referred back to staff until such time as comments have been received from all circulated agencies and City Departments, and that any 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.

Emma Drake of DM Wills spoke as the applicant and justified the application as an on-farm diversified use. She noted that the proposal would be compatible with the surrounding agricultural area, and that the new uses would be greater than 30m away from the mapped environmental features on the property. She noted that while the application represents good planning, they recognize the outstanding comments from commenting agencies, and requested that this be brought back to Committee as soon as the comments are received.

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

David Gingrich thanked Emma Drake for her presentation and made himself available for any questions as the owner.

No other persons spoke to the application.

The Public Meeting concluded at 1:41p.m.

3.3.2 Business Arising from the Public Meeting

PAC2021-008

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Report PLAN2021-005, Part of Lot 3, Concession 11, geographic Township of Emily, City of Kawartha Lakes, identified as 833 Pigeon Lake Road, Gingrich – D06-2020-029, be received; and;

That the application respecting the proposed Zoning By-law Amendment be referred back to staff until such time as all comments have been received and addressed from all circulated agencies, City Departments, and the public, and for further review and processing.

Carried

4. Deputations

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2021-006

Amend the Village of Bobcaygeon Zoning By-law 16-78 together with a Draft Plan of Condominium at 7-27 Lakewood Crescent – Port 32 Inc.

Mark LaHay, Planner II

Mr. LaHay confirmed that a Public Meeting on this matter was held on August 12, 2020 in accordance with the Planning Act. He summarized the application,

explaining that it proposes to permit a medium density residential plan of condominium consisting of 48 townhouse dwelling units arranged in eight bungalow townhouse blocks fronting onto a private condominium road accessed from Lakewood Crescent. There will be no regular access from Austin Boulevard, only emergency access via a gate. The proposal will be developed on full municipal services. The Zoning By-law Amendment proposes to rezone the land from the General Industrial (M2) Zone to an Urban Residential Type Four Exception Eleven (R4-S11) to permit 48 townhouse dwelling units with site-specific zone provisions. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Victoria County 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 Warren Hartigan and Beverley Secor who reiterated comments regarding traffic, stormwater management, and environmental concerns. Staff are recommending that the application be referred to Council for approval with minor modifications to the zoning by-law amendment to deck setbacks, and were agreeable to an addition to the Draft Plan of Condominium of a clause for the installation of stop signs at a nearby intersection. Mr. LaHay and Mr. Holy responded to questions from Committee members.

PAC2021-009

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That Report PLAN2021-006, respecting **Part Lots 12 & 13, Concession 19, Part Lot 40, RCP 564, 57R-7890, Parts 2 to 5, former Village of Bobcaygeon, Port 32 Inc. – Applications D06-17-028 & D04-17-001**, be received;

That the Draft Plan of Condominium and Conditions for Draft Plan of Condominium for file D04-17-001 (16CD-17501), substantially in the form attached as Appendix D to Report PLAN2021-006, and as amended to include the installation of stop signs at the intersection of Mill Street and Lakewood Crescent be referred to Council for approval and adoption;

That a Zoning By-law, respecting application D06-17-028, substantially in the form attached as Appendix E to Report PLAN2021-006, and as amended, be approved for adoption by Council; and

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

Carried

6.2 ENG2021-005

Assumption of Churchdown Mews Subdivision, Lindsay

Christina Sisson, Supervisor of Development Engineering

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

PAC2021-010

Moved By Deputy Mayor O'Reilly

Seconded By Councillor Seymour-Fagan

That Report ENG2021-005, **Assumption of Churchdown Mews Subdivision, Lindsay**, be received;

That the Assumption of Churchdown Mews Subdivision, Geographic Town of Lindsay, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A, to Report ENG2021-005 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**

PAC2021-011

Moved By M. Barkwell

Seconded By Mayor Letham

That the Planning Advisory Committee Meeting adjourn at 2:02 p.m.

Carried