

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

PC2021-05
Wednesday, April 7, 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
Councillor Andrew Veale
Mike Barkwell
Wayne Brumwell
Jason Willock

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1. Call to Order and Adoption of Agenda

Chairperson Councillor A. Veale called the meeting to order at 1:01 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, Councillor K. Seymour-Fagan, and Committee Member M. Barkwell were in attendance.

Late Arrival: W. Brumwell at 1:26pm.

Absent: J. Willock

Deputy Clerk and Recording Secretary J. Watts, Acting Director of Development Services R. Holy, Supervisor of Development Engineering C. Sisson, Planning Officer - Large Developments I. Walker, and Planners II J. Derworiz and M. LaHay were also in attendance.

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

PAC2021-023

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 PLAN2021-014

Amend the Township of Emily Zoning By-law 1996-30 for 67, 73, 79 & 85

Lakeview Crescent, geographic Township of Emily - Charron

Jonathan Derworiz, Planner II

3.1.1 Public Meeting

Mr. Derworiz advised the committee that as of the afternoon of Tuesday, April 6, the applicant has retracted their application, and as such no further action would be required on this report. He responded to questions from Committee members.

The Chair confirmed no persons were present to speak to the application.

3.1.2 Business Arising from the Public Meeting

PAC2021-024

Moved By Mayor Letham

Seconded By M. Barkwell

That Report PLAN2021-014, **Zoning By-law Amendment for 67, 73, 79 & 85 Lakeview Crescent, Township of Emily**, be received for information.

Carried

3.2 PLAN2021-015

Amend the Ops Zoning By-law 93-30 at Carew Boulevard, Lindsay – Burcar Investments Ltd.

Ian Walker, Planning Officer - Large Developments

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. 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 signs were posted on the subject property at the Lamb, Lawson, and Carew entrances. He summarized the application, explaining that it proposes to change the zone category from the 'Residential Exception Two Holding Two [R-2(H2)] Zone' to a 'Residential Exception ** (R-**) Zone' to reduce the minimum front yard setback, and increase the maximum lot coverage for a 71 lot development in Springdale Gardens (Phases 3 and 4). The proposal will reduce the front yard setback from 7.5 metres to 6.0 metres; and increase the maximum lot coverage from 35% to 45% for 71 proposed lots. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Ops Official Plan. Mr. Walker 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 City Council for approval. He responded to questions from Committee members.

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

Thomas Kirkby spoke as the applicant, and made himself available for any questions. He responded to 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 1:15pm.

3.2.2 Business Arising from the Public Meeting

PAC2021-025

Moved By Mayor Letham

Seconded By Deputy Mayor O'Reilly

That Report PLAN2021-015, **Registered Plan 383, Lots 61 to 68, 80 to 91, 94 to 116, 142 to 152 and Part of Lot 93, designated as Part 208, 57R-9054; Part of Lot 25, Concession 5, Geographic Township of Ops, Burcar Investments Ltd. – Application D06-2021-003**, be received;

That the zoning by-law amendment, substantially in the form attached as Appendix 'D' to Report PLAN2021-015, 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 this application.

Carried

3.3 PLAN2021-017

Amend the Lindsay Zoning By-law 2000-75 at 3 Pottinger Street - Kuipers

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 120 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit the use of the existing residential building as a five-unit residential dwelling utilizing the existing parking area. The proposal will also seek to address a Municipal Law Enforcement Office occurrence by legalizing and registering the four existing units while ensuring compliance with

Building Code and Fire Safety regulations with enhancements to the features of the building and the additional unit provides further opportunities for affordable entry-level rental accommodation. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and appears to be in conformity with the Town of Lindsay 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 the Economic Development and Municipal Law Enforcement divisions with no concerns. Comments were still outstanding from Kawartha Conservation and the Fire Services Department. Staff are recommending that the application 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. He responded to questions from Committee members.

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

Kevin DuGuay spoke as the applicant and provided some background to the application noting that it was filed with the City on October 1, 2020 to address a Municipal Law Enforcement issue. He stated that they have supplied the plans to facilitate five affordable residential units, and that Kawartha Conservation expressed no concerns at pre-consultation. He also noted that Fire Department concerns could be dealt with at the Building Permit stage. He stated that their preference was that a by-law be prepared and proceed to City Council for approval.

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

Joanne Kuipers, the property owner, stated she was available for any questions.

No other persons spoke to the application.

The Public Meeting concluded at 1:26pm.

3.3.2 Business Arising from the Public Meeting

PAC2021-026

Moved By Mayor Letham

Seconded By Deputy Mayor O'Reilly

That Report PLAN2021-017, Part Lot 10, Block K, RP 1, Parts 1 & 2, 57R-3320, former Town of Lindsay, City of Kawartha Lakes, identified as 3 Pottinger Street, Kuipers – D06-2021-005, be received;

That a Zoning By-law Amendment respecting application D06-2021-005, be prepared, 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

4. Deputations

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2021-018

Woodland Hills Community Inc. Amending Subdivision Agreement

Richard Holy, Acting Director of Development Services

Mr. Holy provided a brief background of the subdivision and confirmed that a Public Meeting on this matter was most recently held on August 20, 2020 in accordance with the Planning Act. He summarized the report, explaining that it proposes to present the staff endorsed draft Amending Subdivision Agreement for the development of land and incorporating civil engineering standards and land-use planning requirements. Mr. Holy stated that the agreement meets the City's objectives, and has achieved concurrence with the developer. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

PAC2021-027

Moved By Councillor Seymour-Fagan

Seconded By M. Barkwell

That Report PLAN2021-018, **Woodland Hills Community Inc. Amending Subdivision Agreement**, be received;

That the Amending Subdivision Agreement for Woodland Hills, City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2021-018 be approved by Council;

That the reduction of securities be considered based on the review by Staff of the completed works; and

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

Carried

7. Adjournment

PAC2021-028

Moved By W. Brumwell

Seconded By Councillor Seymour-Fagan

That the Planning Advisory Committee Meeting adjourn at 1:33 p.m.

Carried