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June 2, 2021

City of Kawartha Lakes  
180 Kent St. W.  
Lindsay, ON K9V 4S5

Attention: Chair and Members of the Planning Committee

Dear Sirs/Madams:

**Re:    *Application for Re-Zoning – Rowles***  
***Block C Plan 507, City of Kawartha Lakes – Former Township of Emily***

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This is to confirm that as the solicitor for the Applicant I am available to answer any questions associated with the subject Planning Report.

My client generally endorses the Planning Report, and the recommendation to pass the Zoning By-Law Amendment. As identified in the Report, the proposal conforms with all applicable policies, and the proposed Zoning By-Law is the subject of analysis and commentary in the Planning Report.

We note that there may be some delegations from neighbours. The subject Report addresses the various concerns that have been referenced by neighbours in the past, but I am available to speak to any new issues that might be identified by neighbours in the area incidental to your consideration(s).

The Planning Department has advised us of concerns in terms of abutting neighbours as it would relate to the proposed driveway gaining access to Westview Drive. The extension of Pioneer Road was a consideration and reviewed by various government authorities, including your Planning Department. For a number of reasons, it was excluded as any viable consideration. A driveway from Pioneer Road would effectively have the foregoing run through the proposed EP Zone. The access to Westview was also reviewed by way of site evaluation and visits, including KRCA representatives. The present driveway is in existence. A fence also exists with that abutting property owner. The Applicants have retained a tree expert who has evaluated what needs to be removed, both in terms of servicing and for

safety. Not only have experts examined the trees, they are not boundary trees they belong to the Applicants, and are several feet well into the Applicants' fenced area.

The subject area is an established estate residential subdivision. Driveways are in close proximity to each other, and in some cases even constitute a shared driveway.

As a consequence, the deputation suggesting that Pioneer Road access is a more prudent alternative has been carefully evaluated and rejected by all who have considered this particular matter. Photographs have been provided of the existing area associated with the driveway by the Applicants. The foregoing should be in the subject Planning file.

In conclusion, the proposed Re-Zoning conforms with all applicable policy, and represents a Re-Zoning Approval that has been comprehensively evaluated by your staff, other government authorities, including KRCA, and the Applicants' Consultants.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "per Richard J. Taylor".

Richard J. Taylor  
RJT/tg