

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

**PC2021-10**  
**Wednesday, September 8, 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 1:03 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, Councillors K. Seymour-Fagan, and Committee Members M. Barkwell, W. Brumwell and J. Willock were in attendance.

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

**PAC2021-066**

**Moved By** Mayor Letham

**Seconded By** Deputy Mayor O'Reilly

**That** the amended 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 PLAN2021-049

**Amend the Lindsay Zoning By-law 2000-75 at 71 Mount Hope Street,  
Lindsay – Cross Realco Limited**

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 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 a sign was posted on the subject property. He summarized the application,

explaining that it proposes to permit a motor vehicle repair facility with associated offices and storage; and to recognize site-specific development standards for the redevelopment of the property. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan. 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 a property owner 340m away, presenting questions of how the application may affect their property. Mr. Walker was satisfied that the application would not impact the property owners land. Staff are recommending that the application be forwarded to Council for approval.

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

Emma Drake spoke as the planning consultant for the applicant on the file. She stated that they have reviewed the report have no further comments and made herself 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 1:08pm.

### 3.1.2 Business Arising from the Public Meeting

#### **PAC2021-067**

**Moved By** Mayor Letham

**Seconded By** J. Willock

**That** Report PLAN2021-049, **Plan 377 Part of Lots 28 and 29, Former Town of Lindsay, Cross Realco Ltd. – Application D06-2021-019**, be received;

**That** the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2021-049, 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**

### 3.2 PLAN2021-051

**Amend the Fenelon Zoning By-law 12-95 at 34 Arbour Street - McLean**

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 re-align the private easement for a right-of-way known as Arbour Street about 30 metres to the south of its current location and add the land between the realigned easement and the shoreline residential lots with Arbour Street addresses 2-30 to each respective lot. A condition of the provisional consent applications was to re-zone the lands to be severed so that they matched the residential zoning of the shoreline lots they are being consolidated with and apply applicable development standards to the retained rural parcel that is being reduced in size. 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, noting that subsequent to the writing of the report additional comments were received from two residents, Yun Peng and Judy Cornish raising questions and concerns if this application would create new developable lots. Mr. Harding confirmed that no new lots are being created, but rather, lot lines of existing properties are being adjusted. Staff are recommending that the application be referred to Council for approval.

The Chair inquired if the applicant wished to speak to the application. Neither the applicants nor any of their representatives were present.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:14pm.

### 3.2.2 Business Arising from the Public Meeting

#### **PAC2021-068**

**Moved By** Deputy Mayor O'Reilly

**Seconded By** J. Willock

**That Report PLAN2021-051, Amend Fenelon Zoning By-law 12-95 at 34 Arbour Street - McLean, be received;**

**That** a Zoning By-law, respecting application D06-2021-020, substantially in the form attached as Appendix D to Report PLAN 2021-051 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**

**4. Deputations**

4.1 PC2021-10.4.1

Bob Clark

Relating to Item 6.1 on the Agenda (Report PLAN2021-050 - Motara)

Bob Clark spoke as the applicant on behalf of the owners and stated that they were satisfied with the report and its conclusions. He made himself available for any questions from the Committee members.

**PAC2021-069**

**Moved By** W. Brumwell

**Seconded By** Councillor Seymour-Fagan

**That** the deputation of Bob Clark, regarding Report PLAN2021-050, be received.

**Carried**

**5. Correspondence**

**6. Regular and Returned Reports**

6.1 PLAN2021-050

**Amend the Eldon Zoning By-law 94-14 at 152 Glenarm Road - Motara**

Mark LaHay, Planner II

Mr. LaHay confirmed that a Public Meeting on this matter was held on June 2, 2021 in accordance with the Planning Act. He summarized the application, explaining that it proposes to permit and facilitate the renovation of an existing vacant building for an abattoir (meat processing) use including ancillary retail and to permit a small addition at the rear of the 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. 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 forwarded to Council for approval. He responded to questions from Committee members.

**PAC2021-070**

**Moved By** Councillor Seymour-Fagan

**Seconded By** J. Willock

**That** Report PLAN2021-050, **Part of Lot 10, Concession 2, being Parts 1 & 3 to 6, 57R-9001, geographic Township of Eldon, City of Kawartha Lakes, identified as 152 Glenarm Road, Motara – D06-2021-010**, be received;

**That** a Zoning By-law, respecting application D06-2021-010, substantially in the form attached as Appendix D to Report PLAN2021-050 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 PC2021-10.6.2

**Ongoing Planning Applications Spreadsheet- 2021 Update**

Richard Holy, Acting Director of Development Services

Mr. Holy provided an overview of the spreadsheet noting its purpose, origin, and key features. He provided a brief overview of the current opportunities and issues facing the Planning Division in Kawartha Lakes including staffing, notable applications, effects from COVID-19 on the development community, and the complexity of the new applications being received. He responded to questions from the members of the Committee.

Councillor Seymour-Fagan left the meeting at 1:28pm and returned at 1:30pm.

**PAC2021-071**

**Moved By** Mayor Letham

**Seconded By** J. Willock

**That** the update and spreadsheet presented by R. Holy, Acting Director of Development Services, regarding the Ongoing Planning Applications Spreadsheet - 2021 Update, be received for information.

**Carried**

7. **Adjournment**

**PAC2021-072**

**Moved By** Councillor Seymour-Fagan

**Seconded By** W. Brumwell

**That** the Planning Advisory Committee Meeting adjourn at 1:56 p.m.

**Carried**