

September 3, 2021

Delivered

Hon. Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M5G 2E5

Dear Minister Clark:

**Re: Minister's Zoning Order ("MZO") Request
PT LT 21 CON 7 OPS AS IN R396056; 258 Highway 36, 417 Fieldside Road and 210
Highway 36
City of Kawartha Lakes
Flato Developments Inc. ("Flato")**

We are counsel for Flato with respect to the above noted matter.

Flato is the owner of land legally described as PT LT 21 CON 7 OPS AS IN R396056, and municipally known as 258 Highway 36, 417 Fieldside Road and 210 Highway 36, in the community of Lindsay, in the City of Kawartha Lakes (the "Subject Lands"). The Subject Lands are approximately 119 hectares, and are generally located west of Fieldside Road, on both the north and south sides of Highway 17 in east Lindsay.

The purpose of this MZO request is to facilitate the development of a complete, mixed-use community with options for live, work, shop, and play. The attached Concept Plan demonstrates that the MZO would provide the addition of approximately 150 seniors-oriented residential and 100 rental apartment units, to provide much needed affordable and age-appropriate housing in Lindsay. It also includes approximately 1,200 new homes and a mix of housing types, including single and semi-detached, various forms of townhomes, associated community uses, the protection and restoration of significant environmental features that can form a green corridor connecting residents through a trail system and the provision of two new parks to accommodate the recreational needs of residents.

The proposed development addresses several of the Province's priorities set out in the Provincial Policy Statement, 2020 and the Growth Plan. It will provide for a strategic opportunity to realize the creation of a complete neighbourhood east of the current boundary of Lindsay, through the proposed additional homes and community. As mentioned, the proposed development would provide a complete range and mix of housing, including the provision of affordable housing units as purpose built rental and seniors-oriented housing. The heart of the new neighbourhood will be formed with the colocation of the community use with the existing I.E. Weldon Public High school, and the strategic location of the new seniors' residential close

to the existing homes and community, contributing to the creation of a complete neighbourhood east of Highway 36.

In support of this MZO request, please find the following materials enclosed:

- Two (2) copies of the Concept Plan, prepared by Malone Given Parsons Ltd., dated August 31, 2021;
- Two (2) copies of the Planning Letter, prepared by Malone Given Parsons Ltd., dated September 2, 2021;
- Two (2) copies of the Draft Zoning Order;
- Two (2) copies of the Lindsay East Expansion Servicing Strategy, prepared by Counterpoint Engineering, dated September 2, 2021;
- Two (2) copies of the letter from Beacon regarding Natural Heritage System Investigations – Flato Lindsay Project, Natural Heritage Environmental Impact Study, City of Kawartha Lakes, Ontario, prepared by Beacon Environmental, dated August 31, 2021.

Please do not hesitate to contact the undersigned if you have any questions regarding the above. We thank you for your consideration of this request.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

KS/kvm

Enclosures

Copy: Ron Taylor, Chief Administrative Officer, City of Kawartha Lakes
Richard Holy, Acting Director of Development Services, City of Kawartha Lakes
Client