

# **The Corporation of the City of Kawartha Lakes**

## **Minutes**

### **Planning Advisory Committee Meeting**

**PC2022-01**

**Wednesday, January 12, 2022**

**1:00 P.M.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

#### **Members:**

**Mayor Andy Letham**

**Councillor 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**

### **1.1 Call to Order**

Deputy Clerk and Recording Secretary J. Watts called the meeting to order at 1:01 p.m. Mayor A. Letham, Councillors P. O'Reilly, K. Seymour-Fagan, and A. Veale and M. Barkwell, W. Brumwell, and J. Willock were in attendance.

Acting Director of Development Services R. Holy, Supervisor of Development Engineering C. Sisson, and Planners II D. Harding and M. LaHay, were also in attendance.

Mr. Watts welcomed all in attendance and opened the meeting by describing the process for the appointment of the Chair and Vice-Chair including a brief description of the roles.

### **1.2 Appointment of Chair and Vice-Chair**

Deputy Clerk and Recording Secretary J. Watts called for the nominations for the position of Chair.

Councillor Veale was nominated. Mr. Watts asked Councillor Veale if he wished to let his name stand for Chair of the Planning Advisory Committee. He consented to the nomination.

Mr. Watts called a second time for nominations for the position of Chair.

Mr. Watts called for a third and final time for nominations for the position of Chair.

Mr. Watts declared nominations for the position of Chair for the Planning Advisory Committee closed.

Mr. Watts declared Councillor Veale as Chair of the Planning Advisory Committee.

Councillor Veale assumed the position as Chair of the Planning Advisory Committee.

Chair Veale called for the nominations for the position of Vice-Chair.

Member M. Barkwell was nominated. Chair Veale asked Member M. Barkwell if he wished to let his name stand for Vice-Chair of the Committee. He consented to the nomination.

Chair Veale called a second time for nominations for the position of Vice-Chair.

Chair Veale called for a third and final time for nominations for the position of Vice-Chair.

Chair Veale declared nominations for the position of Vice-Chair for the Planning Advisory Committee closed.

Chair Veale declared Mike Barkwell as Vice-Chair of the Planning Advisory Committee.

1.3 Adoption of the Agenda

**PAC2022-001**

**Moved By** Councillor Seymour-Fagan

**Seconded By** J. Willock

**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 PLAN2022-003

**Amend the Manvers Zoning By-law 87-06 at 702 Golf Course Road –  
Maltheb Farms 2000 Ltd.**

David Harding, Planner II

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. 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 sever a farmhouse on approximately 0.81 hectares of land deemed surplus to the needs of the farming operation because of the consolidation of farmland and consolidate approximately 51.87 hectares of retained agricultural land with a non-abutting agricultural lot. As a condition of provisional consent, the retained agricultural land is to be rezoned to prohibit residential use. 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 Enbridge noting no concerns with the application. Staff are recommending that the application be forwarded to Council for approval. Mr. Harding and Mr. Holy responded to questions from Committee members.

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

Hugh Stewart of Clark Consulting Services spoke as the applicant on behalf of the owner, and he thanked Mr. Harding for the report, and made himself available for any 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.

### 3.1.2 Business Arising from the Public Meeting

#### **PAC2022-002**

**Moved By** Councillor O'Reilly

**Seconded By** J. Willock

**That** Report PLAN2022-003, **Amend the Manvers Zoning By-law 87-06 at 702 Golf Course Road – Maltheb Farms 2000 Ltd.**, be received;

**That** a Zoning By-law, respecting application D06-2021-028, substantially in the form attached as Appendix D to Report PLAN 2022-003 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**

### 3.2 PLAN2022-004

#### **Amend the City of Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 1082 Lilac Road - Martin**

Mark LaHay, Planner II

#### 3.2.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law Amendments. 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 amend the 'Prime Agricultural' designation with a site specific policy to permit a meeting house and to amend the Agricultural Exception Twenty (A-20) Zone to an Agricultural Exception (A-\*\*) Zone on the southeast portion of the subject land to permit a meeting house for a place of worship and gathering for the Mennonite community. The proposed rezoning would also include site specific development standards related to parking and a reduction of loading requirements. The application is being further reviewed for consistency with the Provincial Policy Statement, as well as conformity 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 additional comments had not been received from all reporting City Departments and commenting agencies including HKPR Health Unit, and Kawartha Conservation. 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 on behalf of the owners. She noted that the application will apply to 1.66 acres of the land, and that no mature trees would be removed to allow the 3100 sq. ft. meeting house on the property. She noted that due to the anticipated use, site specific parking proposals were required to address horse drawn transportation on site. Ms. Drake also stated that a privy is anticipated to service the site, however an area on the site has been identified for a private sewage system if required in the future. She stated that it was her professional opinion that the proposal conformed to the Provincial Policy Statement, and there would be no conflict to the Growth Plan for the Greater Golden Horseshoe as this use would support a key segment of the agricultural property. In conclusion she stated that they would like to see this application be forwarded to Council for approval. Ms. Drake and Mr. LaHay 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 1:35p.m.

3.2.2 Business Arising from the Public Meeting

**PAC2022-003**

**Moved By** Councillor Seymour-Fagan

**Seconded By** W. Brumwell

**That** Report PLAN2022-004, **respecting Part of Lots 18 to 20, Concession 11, Geographic Township of Ops, identified as 1082 Lilac Road, Landis Martin, Alice Martin, Willard Martin and Doreen Martin – Applications D01-2021-005 and D06-2021-030**, be received; and

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

**Carried**

**4. Deputations**

**5. Correspondence**

**6. Regular and Returned Reports**

**7. Adjournment**

**PAC2022-004**

**Moved By** Councillor Seymour-Fagan

**Seconded By** Mayor Letham

**That** the Planning Advisory Committee Meeting adjourn at 1:36 p.m.

**Carried**