



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2022-036</b>
<b>Meeting Date:</b>	July 6, 2022
<b>Title:</b>	<b>Amend the Ops and Lindsay Official Plans and respective Zoning By-laws 93-30 and 2000-75 together with a Draft Plan of Subdivision at 460 Thunder Bridge Road, Lindsay – Tribute (Lindsay 2) Limited</b>
<b>Description:</b>	Applications to amend the Township of Ops and Town of Lindsay Official Plans and respective Zoning By-laws, together with a Draft Plan of Subdivision (16T-20501) to permit a mixed use plan of subdivision consisting of between 1,588 to 1,884 residential units to allow the Tribute North development on the property identified as 460 Thunder Bridge Road, Lindsay
<b>Type of Report:</b>	Public Meeting
<b>Author and Title:</b>	Ian Walker, Planning Officer – Large Developments

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### Recommendations:

**That** Report PLAN2022-036, **Amend the Ops and Lindsay Official Plans and respective Zoning By-laws 93-30 and 2000-75 together with a Draft Plan of Subdivision at 460 Thunder Bridge Road, Lindsay – Tribute (Lindsay 2) Limited – Applications D01-2020-006, D06-2020-024 and D05-2020-001**, be received; and

**That** PLAN2022-036 respecting Applications D01-2020-006, D06-2020-024 and D05-2020-001 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City Departments, and that any comments and concerns have been addressed.

**Department Head:** \_\_\_\_\_

**Legal/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

**Background:**

On November 4, 2020, the Planning Advisory Committee (the 'Committee') considered applications D01-2020-006, D06-2020-024 and D05-2020-001 at a Public Meeting. At the Public Meeting, the Committee adopted the following resolution:

**PAC2020-047**

**Moved By** Councillor Elmslie

**Seconded By** M. Barkwell

**That** Report PLAN2020-049, **Part of Lots 24 & 25, Concession 4, Geographic Township of Ops, Former Town of Lindsay, Ibrans Developments Ltd. – Applications D01-2020-006, D06-2020-024 and D05-2020-001**, be received; and

**That** PLAN2020-049 respecting Applications D01-2020-006, D06-2020-024 and D05-2020-001 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments, and that any comments and concerns have been addressed.

**Carried**

This report addresses that direction.

Since the holding of the first Public Meeting, the property was sold to the current owner. The new owner has considered all previous comments related to the original applications, and has provided a second submission with revised applications for a draft plan of subdivision, official plan amendments, and zoning by-law amendments for the property identified as 460 Thunder Bridge Road in Lindsay. The revised proposal would permit a mixed use residential and commercial plan of subdivision consisting of between 1,588 to 1,884 residential units total, and had been designed in conjunction with the proposed Tribute South community, on the abutting property to the immediate south. As the proposal has changed since the original Public Meeting, the City is holding a second Public Meeting to present the revised applications.

Owner/Applicant: Tribute (Lindsay 2) Limited c/o Paul Watson

Legal Description: 57R-9112 Part 1; Part of Lots 24 & 25, Concession 4, Geographic Township of Ops, Former Town of Lindsay

Designation: 'Institutions and Community Facilities', and 'Future Residential' on Schedule 'A' of the Township of Ops Official Plan; and

'Residential', 'Future Residential', 'Local Commercial', 'Institutions and Community Facilities', and 'Parks and Open Space' on Schedule 'JC2' of the Town of Lindsay Official Plan

Zone:	'Future Community Development (FCD) Zone' on Schedule 'A' of the Township of Ops Zoning By-law Number 93-30 and on Schedule 'A' of the Town of Lindsay Zoning By-law Number 2000-75. Portions of the property are subject to the provisions of Section 2.8 and the 'Airport Height Restrictive Areas' identified on Schedule 'B' of By-law 93-30
Lot Area:	126.2 hectares [311.8 acres]
Site Servicing:	Proposed full urban services: municipal water, sanitary sewer and storm sewer
Existing Uses:	Vacant Future Development Land
Adjacent Uses:	North: Thunder Bridge Road; Agricultural East: Low Density Residential; Angeline Street North; Low Density Residential (Springdale Gardens Subdivision) South: Jennings Creek/Ops Number 1 Drain; Low Density Residential (Ravines of Lindsay Subdivision); Agricultural/Vacant Future Development West: Highway 35; Kawartha Lakes Municipal Airport; Agricultural

## **Rationale:**

The property is located on the east side of Highway 35; the south side of Thunder Bridge Road; the west side of Angeline Street North; and the north side of Jennings Creek, in the Jennings Creek Community Development Plan (JCCDP) Area in the northwest quadrant of Lindsay. See Appendix 'A'. The proposed future development of the subject land includes low and medium density residential development (singles, semis and townhouse units); local commercial uses; institutional uses (a school); and open space properties (parks, stormwater management facilities, wetland compensation areas and natural corridors); serviced by a number of new municipal roads, shown on a conceptual Master Plan. See Appendix 'B'.

The draft plan of subdivision will create the lots, blocks, and streets, which form the development, and applies to the entire property. See Appendix 'C'. The revised proposal will grant draft plan approval to all the blocks and roads in the development, with the

entire development broken into 5 phases. See Appendix 'D'. Each residential block will provide for a range of units, with a minimum and maximum number of units in the block. The exact lot fabric will be determined through the registration of the M-Plan with each phase of the development. The development will centre around two collector streets: Street 'A' (the future extension of McKay Avenue) runs generally north-south, between Thunder Bridge Road in the north and Colborne Street West in the south, with one new bridge crossing over Jennings Creek into the Tribute South development; and Street 'B' will bisect the property between Street 'A' and Angeline Street North, running generally in an east-west direction. The conceptual Master Plan for the Tribute North and South communities (Appendix 'B') shows the general street pattern and block/lot fabric for the entire development, as well as the general location of key community services and facilities, including:

- A proposed school block at the north-east corner of Streets 'A' and 'B';
- A park block immediately north of the proposed school block, and additional parkland along the north side of Jennings Creek;
- A local commercial block at the south-east corner of Street 'A' and Thunder Bridge Road;
- A water tower block at the south-east corner of Highway 35 and Thunder Bridge Road; and
- Two stormwater management facilities located in proximity to two proposed wetland compensation areas, generally adjacent to the Highway 35 corridor and Jennings Creek/Ops Number 1 Municipal Drain.

The official plan amendments propose to reconfigure and change the land use designations on Schedule 'JC2' of the Town of Lindsay Official Plan and Schedule 'A' of the Township of Ops Official Plan by:

- a) Adding the land use designations for the entirety of the property onto Schedule 'JC2' of the Town of Lindsay Official Plan; and
- b) Reconfiguring and changing the land use designations on Schedule 'JC2' of the Lindsay Official Plan to correspond with the Draft Plan of Subdivision.

The land use (schedule) changes would:

- Replace the 'Future Residential' designation and portions of the 'Institutions and Community Facilities' designation with the 'Residential' designation;
- Relocate the 'Local Commercial' designation to the south-east intersection of Street 'A' and Thunder Bridge Road; and

- Reconfigure the remaining designations to match the corresponding uses in the Draft Plan of Subdivision.

The proposal also includes minor policy amendments to the Town of Lindsay Official Plan for clarity as follows:

- a) Remove the requirement for a Secondary School site within the development; and
- b) An amendment to clarify that per Policies 2.7.5.2, 2.7.5.3 and 2.7.6.1, the precise location of Parks and Elementary (or Secondary) School sites shall be determined as a part of the subdivision approval process; and that School Sites which are not required by any School Board (as expressed by all School Boards) shall be subject to the 'Residential' policies of this Community Development Plan.

The applicant has provided a draft official plan amendment for review and consideration.

Currently, the entire property is zoned 'Future Community Development (FCD) Zone' in both the Town of Lindsay Zoning By-law and Township of Ops Zoning By-law, respectively. The zoning by-law amendments propose to change the zoning in each respective by-law to the 'Residential Two Special \*\* (R2-S\*\*) Zone', 'Residential Three Special xx (R3-Sxx) Zone', 'Residential Three Special yy (R3-Syy) Zone', 'Residential Multiple One Special \*\* (RM1-S\*\*) Zone', 'Local Commercial Special \*\* (LC-S\*\*) Zone', 'Community Facility (CF) Zone', 'Parks and Open Space (OS) Zone', and a 'Parks and Open Space Special \*\* (OS-S\*\*) Zone'. Each special exception zone will provide for the appropriate development standards for that zone, when required, to correspond with the proposed reconfigured land use designations and plan of subdivision. The applicant has provided a draft zoning by-law amendment for review and consideration.

Since the writing of Report PLAN2020-049, the applicant has submitted the following amended reports and plans in support of the application, which have been circulated to the various City Departments and commenting agencies for review:

1. First Submission Response to Comments Matrix, prepared by The Biglieri Group Ltd. The matrix outlines how each comment from the first submission has been addressed in the revised second submission.
2. Planning Addendum Letter prepared by The Biglieri Group Ltd., dated March 10, 2022. The addendum letter discusses and assesses the revised proposal in context of the 2020 Provincial Policy Statement (PPS); A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and including Amendment 1, 2020 (Growth Plan); the Township of Ops and Town of Lindsay Official Plans, the Council adopted and appealed Lindsay Secondary

- Plan, and the Township of Ops and Town of Lindsay Zoning By-laws 93-30 and 2000-75, respectively. In addition, it contains Revised Draft Official Plan and Zoning By-law Amendments prepared by The Biglieri Group Ltd. and Airport Height Restrictions prepared by Candevcon East Limited.
3. Preliminary Geotechnical Investigation and Slope Stability Analysis prepared by Golder Associates Ltd., dated August 13, 2021. The report discusses and assesses the long term stable slope and stable top of bank along Jennings Creek.
  4. Hydrogeological Study prepared by Beacon Environmental Limited, dated June, 2020. The report examines the existing soil and subsurface conditions relating to infiltration of water on the site.
  5. Water Balance Assessment prepared by WSP, dated March 7, 2022. The report discusses and assesses the impact of the development on water infiltration, and provides mitigation measures to promote post-development infiltration.
  6. Phase 1 Environmental Site Assessment prepared by Golder Associates Ltd., dated July 29, 2021. The report discusses and assesses the environmental history of the site based on readily available information, to identify former or current practices, which may represent issues of actual or potential environmental concern.
  7. Stage 2 Archaeological Assessment prepared by Earthworks Archaeological Services Inc., dated February 3, 2021. The report discusses and assesses the potential for archaeological resources on the property, and makes recommendations for future additional archaeological studies for two Euro-Canadian archaeological sites (Stage 3).
  8. Environmental Impact Study prepared by Beacon Environmental Limited, updated March, 2022. The report examines the existing natural heritage features, and identifies mitigation and compensation recommendations.
  9. Environmental Noise Assessment prepared by YCA Engineering Limited, dated March, 2022. The report assesses the potential noise impacts from the adjacent Kawartha Lakes Municipal Airport, and makes recommendations for mitigation.
  10. Functional Servicing and Stormwater Management Report prepared by Candevcon East Limited, dated March, 2022. The report discusses and assesses the proposal in the context of services including water, sanitary sewer and stormwater management.
  11. Tribute North Draft Plan prepared by The Biglieri Group Ltd., dated March 8, 2022.

12. Tribute Lindsay Phase Plan prepared by The Biglieri Group Ltd., dated March 1, 2022.
13. Functional Grading Plan prepared by Candevcon East Limited, dated February 23, 2022.
14. Functional Servicing Plan prepared by Candevcon East Limited, dated February 23, 2022.
15. Plan of Survey prepared by Coe Fisher Cameron Land Surveyors, dated March 25, 2020.
16. Plan Illustrating Topography (4 pages) prepared by Coe Fisher Cameron Land Surveyors, dated March 25, 2020.

All of the new and revised reports and plans have been circulated to the applicable City Departments and commenting agencies for review and comment. Staff recommend that the applications be referred back to staff to allow the public an opportunity to provide comment and until such time as all commenting agencies, City Departments, and public comments/concerns have been addressed.

### **Provincial Policies:**

#### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and including Amendment 1, 2020 (Growth Plan):**

These lands are identified as being within the 'Settlement Area' of Lindsay. Section 2.2.1 of the Growth Plan, 'Managing Growth' provides that growth should be directed towards settlement areas, and utilize existing or planned infrastructure. The City has expended significant cost in providing servicing to the Jennings Creek Community Development Plan area in anticipation of development of these lands, which will be cost-recovered as development proceeds in this area.

The policies of the Growth Plan encourage cities and towns to develop as complete communities which feature a diverse mix of land uses (including residential and employment uses), and convenient access to local stores, services, and public service facilities; provide a diverse range and mix of housing options to accommodate people at all stages of life; and integrate green infrastructure and low impact development.

This proposal is subject to Section 2.2.7 – Designated Greenfield Areas. The City of Kawartha Lakes 2011 Growth Management Strategy (GMS) requires that the lands in the Greenfield Area meet a density of not less than 40 residents and jobs per hectare, measured over the entire Greenfield Area.

The Growth Plan states that economic development and competitiveness will be promoted by integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

The applicant has submitted the appropriate technical reports for consideration and review. Through the complete review and any appropriate revisions to the technical reports and plans, conformity with the policies of the Growth Plan should be demonstrated.

### **Provincial Policy Statement, 2020 (PPS):**

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns.

Settlement areas are the focus of growth, including development, which utilizes existing or planned infrastructure. The PPS states that land use patterns shall focus growth and development in a way that 'support active transportation'.

Planning for sewage, water, and stormwater shall be in accordance with Section 1.6.6 of the PPS. Section 1.6.6.1 provides that planning for sewage and water services shall:

- a) Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage and water services;
- b) Ensure that these systems are provided in a manner that can be sustained by the water resources on which they rely, prepare for the impacts of a changing climate, are feasible and financially viable, and protect human health and safety, and the natural environment.

This includes the efficient use and optimization of existing municipal sewage and water services in a sustainable manner, and the use of low impact development techniques for stormwater management.

Development and site alteration shall be directed in accordance with the policies of Section 2 and 3 of the PPS. This includes natural heritage and hydrologic features (Section 2), and natural and man-made hazards (Section 3).

The applicant has submitted the appropriate technical reports for consideration and review. Subject to confirmation from the relevant Departments and Agencies and through the appropriate revisions to the technical reports and plans, consistency with the policies of the PPS should be achieved.

## **Official Plan Conformity:**

The City of Kawartha Lakes Official Plan (City Official Plan) was adopted by Council in September 2010 and approved by the Minister of Municipal Affairs and Housing (MMAH) in 2012. The City Official Plan included the entire subject property within the Urban Settlement Boundary of Lindsay. The Lindsay Secondary Plan (LSP) was adopted by Council in June 2017 and is currently under appeal to the Ontario Land Tribunal (the 'Tribunal').

Due to the appeals, the subject land remains under the jurisdiction of the Township of Ops Official Plan (Ops Official Plan) and Town of Lindsay Official Plan (Lindsay Official Plan), where the subject lands are designated 'Future Residential' and 'Institutions and Community Facilities' on Schedule 'A' of the Ops Official Plan; and 'Residential', 'Local Commercial', 'Institutions and Community Facilities', and 'Parks and Open Space' on Schedule 'JC2' of the Lindsay Official Plan.

Development of this land is subject to the policies of the Jennings Creek Community Development Plan (JCCDP) in the Lindsay Official Plan, and Sections 7.2.6 and 7.6.5 in the Ops Official Plan. The proposal would amend Schedule 'JC2' of the Lindsay Official Plan to add the entirety of the property to the Lindsay Official Plan and the JCCDP Area, thereby removing the northern portion of the property from the Ops Official Plan. The amendment will also make the following schedule changes:

- Re-designate parts of the land from the 'Institutions and Community Facilities' and 'Future Residential' designations to the 'Residential' designation;
- Relocate the 'Local Commercial' development to the northern portion of the property, adjacent to Thunder Bridge Road; and
- Reconfigure the remaining land uses to correspond with the proposed Draft Plan of Subdivision.

The proposed Amendment will make the following policy amendments:

- Remove the requirement for a Secondary School, and allow for flexible locations of future school and park sites;
- Clarify that per Policies 2.7.5.2, 2.7.5.3 & 2.7.6.1, the precise location of Parks and Elementary (or Secondary) School sites shall be determined as a part of the subdivision approval process, and that School Sites which are not required by any School Board (as expressed by all School Boards) shall be subject to the 'Residential' policies of the JCCDP.

The 'Residential' designation will apply to the residential uses. A variety of low and medium density dwelling types are permitted in accordance with the following:

Low Density: Single or semi-detached dwellings; duplexes; low profile residential not exceeding 2.5 storeys; additional residential units. Maximum density of 25 dwelling units per hectare; and

Medium Density: Triplex, four-plex, townhouse dwellings; walk-up apartments; medium profile residential not exceeding 4 storeys; additional residential units. Maximum density of 62 dwelling units per hectare.

High Density Residential uses are not permitted in the JCCDP area, and are not planned for this development.

The 'Local Commercial' designation will apply to the commercial use in this development, as follows:

- Permitted uses are those, which are intended for local commercial services such as offices, convenience retail stores with or without an associated gas bar, automated teller/banking machines, video rental establishments, dry cleaning depots, laundromats, automobile service stations, eating establishments, personal service shops, and other similar uses.
- The commercial development will have no more than one commercial structure or building, and commercial units cannot exceed 500 square metres per unit, to a maximum of 1,500 square metres total gross floor area. Building height will be 1 storey, unless residential apartments are on the upper floors, in which case it shall be no more than 2.5 storeys. Loading spaces shall be located at the rear, and landscaping, fencing, and other screening is required adjacent to residential uses.

The road network shall be composed of collector and local roads. Five collector roads provide the major vehicle routes throughout the JCCDP Area. Sidewalks are to be provided on both sides of collector roads, and generally on at least one side of all local roads. Cycling facilities are also encouraged to connect the various neighbourhoods within and adjacent to the JCCDP Area.

The applicant has submitted the appropriate technical reports and background studies to demonstrate conformity with the Official Plans. Through the appropriate revisions to the requested amendments and to the technical reports and plans, conformity with the policies of the respective Official Plans should be achieved.

## Zoning By-Law Compliance:

The lot is zoned 'Future Community Development (FCD) Zone' in the Town of Lindsay Zoning By-law 2000-75 (By-law 2000-75) and Township of Ops Zoning By-law 93-30 (By-law 93-30). The 'FCD' zone only permits existing legal uses, agricultural uses, and public utility uses. The proposal would first remove the lands from By-law 93-30 and put the entirety of the lands under By-law 2000-75; and secondly, rezone all the lands to a mix of the 'Residential Two Special \*\* (R2-S\*\*) Zone' (for single detached dwellings), 'Residential Three Special xx (R3-Sxx) Zone' (for single detached dwellings), 'Residential Three Special yy (R3-Syy) Zone' (for semi-detached dwellings), 'Residential Multiple One Special \*\* (RM1-S\*\*) Zone' (for townhouse dwellings), 'Local Commercial Special \*\* (LC-S\*\*) Zone' (for commercial uses), 'Community Facility Special \*\* (CF-S\*\*) Zone' (for an elementary school), 'Parks and Open Space (OS) Zone' (for parks, etc.), and a 'Parks and Open Space Special \*\* (OS-S\*\*) Zone' (for stormwater management facilities) in By-law 2000-75.

## Special (Exception) Zones:

For clarity, the proposed special provisions are shown in the following table:

<b>Zone/General Provision Standard:</b>	<b>Parent zones:</b>	<b>Proposed 'Special' zones:</b>
General Provision 5.2 c) – Lot Coverage for Accessory Buildings and Structures	R2, R3 and RM1 – Porches and/or decks covered by roof supported by posts extending one or more storeys shall be added to lot coverage of all main buildings	R22-S**, R3-Sxx, R3-Syy, RM1-S** – Provision shall not apply to front or external side yard porches and/or decks covered by a roof
General Provision 5.12 (j)v. – Driveway Standards	R2, R3 and RM1 – No driveway permitted closer than 15 metres of a street intersection	R22-S**, R3-Sxx, R3-Syy, RM1-S** – Provision shall not apply
General Provision 5.24 vi. – Permitted Projections	R2, R3 and RM1 – As written in the Lindsay By-law	R22-S**, R3-Sxx, R3-Syy, RM1-S** – Additional Projections: <ul style="list-style-type: none"> <li>• A box or bay window project up to 0.6 metres into a front, rear, or exterior side yard setback;</li> </ul>

<b>Zone/General Provision Standard:</b>	<b>Parent zones:</b>	<b>Proposed 'Special' zones:</b>
		<ul style="list-style-type: none"> <li>• A covered porch projects up to 1.8 metres into an exterior side yard;</li> <li>• Uncovered stairs associated with entry or covered porch may encroach up to 0.6 metres from front lot line;</li> <li>• Open terrace, deck or porch with a maximum height of 1.8 metres may extend not more than 3.7 metres into a rear yard setback;</li> <li>• Open terrace, deck or porch with a height greater than 1.8 metres but less than 3.0 metres may extend not more than 2.5 metres into a rear yard setback</li> </ul>
Minimum Front Yard Setback	R2, R3, RM1 – 7.5 metres	R2-S**, R3-Sxx, R3-Syy, RM1-S** – 4.0 metres to the main front wall and 6.0 metres to the garage
Maximum Height	R2, R3, RM1 – 10.5 metres	R2-S**, R3-Sxx, R3-Syy, RM1-S** – 12 metres
Minimum Interior Side Yard Setback *Does not apply to common wall between units	R2 – 1.25 metres	R2-S** – 1.2 metres on one side and 0.6 metres on the other side
	R3 – 1.25 metres*	R3-Sxx – 1.2 metres on one side and 0.6 metres on the other side R3-Syy – 1.2 metres*
	RM1 – 3.5 metres*	RM1-S** – 1.2 metres*

<b>Zone/General Provision Standard:</b>	<b>Parent zones:</b>	<b>Proposed 'Special' zones:</b>
Minimum Exterior Side Yard Setback	RM1	RM1-S** – 2.4 metres
Maximum Lot Coverage for All Buildings	R2 – 35%	R2-S** – 55%
	R3 – 40%	R3-Sxx – 55%
		R3-Syy – 55%
	RM1 – 35% (townhouses)	RM1-S** – 60%
Minimum Lot Frontage	R3 Interior – 10.0 metres R3 Corner – 12.0 metres	R3-Sxx Interior – 9.0 metres R3-Sxx Corner – 11.0 metres
		R3-Syy – 7.5 metres
Minimum Lot Area	R3 – 300 square metres	R3-Sxx – 270 square metres
		R3-Syy – 225 square metres
	RM1 – 185 square metres	RM1-S** – 180 square metres
Maximum Gross Floor Area as % Lot Area	R3 – 40%	R3-Sxx, R3-Syy – Not applicable
	RM1 – 55%	RM1-S** – Not applicable
Permitted Uses	OS As written in the Lindsay By-law	OS-S** – All permitted OS uses and a stormwater management pond
	CF As written in the Lindsay By-law	CF-S** – Only a Public School and accessory uses; and Uses permitted in the 'R3-Sxx' zone
	LC As written in the Lindsay By-law	LC-S** – All permitted LC uses, and a drive through accessory to any permitted use

<b>Zone/General Provision Standard:</b>	<b>Parent zones:</b>	<b>Proposed 'Special' zones:</b>
Maximum Number of Buildings or Structures per lot (Section 15.2 l.)	LC – 1	LC-S** – Not applicable

The applicant has submitted the appropriate technical reports and background studies to demonstrate compliance with the Zoning By-laws. To date, a thorough and detailed review of these proposed standards have not been completed. It is anticipated that through the appropriate revisions to the technical reports and plans, full compliance with the provisions of each respective Zoning By-law should be achieved.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Alignment to Strategic Priorities:**

The Council Adopted Strategic Plan identifies these Strategic Priorities:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

These applications align with the 'Healthy Environment' priority by promoting sustainable development through the utilization of Low Impact Development (LID) techniques where possible to protect and enhance water quality; align with the 'Exceptional Quality of Life' priority by encouraging a mixed use development to establish a 'complete community'; align with the 'Vibrant and Growing Economy' priority by attracting new business and expanding local employment opportunities; and align with the 'Good Government' priority by encouraging expansion of demanded community infrastructure, such as trails and schools.

### **Financial/Operation Impacts:**

There are no financial considerations unless Council's decision to adopt or their refusal to adopt the requested amendments is appealed to the Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

## **Servicing Comments:**

The property is currently not serviced. Full urban municipal services, including water, sanitary sewer and storm sewer are proposed to service the development.

## **Consultations:**

Notice of this application was circulated to agencies and City Departments, which may have an interest in the applications; to persons within a 120 metre radius of the property; and 2 signs were posted on the property. A Public Meeting was held by the Planning Advisory Committee on November 4, 2020. Since the writing of Report PLAN2020-049, the Public Meeting, and as of June 23, 2022, we have received the following new or updated comments:

## **Public Comments:**

At least two neighbours have inquired about traffic impacts of the proposed development and wanted to know if Angeline Street North will be upgraded to four lanes to accommodate increased traffic. One neighbour has inquired what the wetland compensation area would be like.

## **Agency Review Comments:**

May 5, 2022	Canada Post provided a list of conditions for draft plan approval.
May 5, 2022	The Human Services Department provided a list of considerations for affordable housing programs.
May 6, 2022	Enbridge Gas Inc. advised they have no objections to the applications, subject to conditions of draft plan approval.
May 10, 2022	Bell Canada advised they have no objections to the applications, subject to conditions of draft plan approval.
May 12, 2022	The Building Division has no comments/concerns with the applications.
June 20, 2022	Curve Lake First Nation provided a letter acknowledging receipt of the circulation; identifying that a Special Consultation Framework may be required for this project; and requesting a File Fee. They also request to be engaged at Stage 1 of an archaeological assessment to include Indigenous Knowledge of the land in the process.

- June 23, 2022 Nexicom advised they have no concerns, subject to conditions of draft plan approval.
- June 23, 2022 The Kawartha Pine Ridge District Health Unit provided comments and recommendations related to Active Transportation (AT) routes and infrastructure for the Tribute North and South developments.
- June 23, 2022 The Engineering and Corporate Assets Department, the Ministry of Transportation Ontario (MTO) and Kawartha Conservation have all advised that comments will be forthcoming upon completion of their respective reviews.

### **Development Services – Planning Division Comments:**

The background information, which has been submitted in support of the application has been circulated to the appropriate agencies and City Departments for review and comment. Staff recommends that the applications be referred back to staff until such time as all comments and concerns have been addressed.

### **Conclusion:**

In consideration of the comments and issues contained in this report, Staff respectfully recommend that the proposed Official Plan and Zoning By-law Amendment applications along with the Draft Plan of Subdivision application be referred back to staff for further review and processing until such time as all City, agency, and public comments and concerns have been addressed.

### **Attachments:**

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email or call Ian Walker, Planning Officer – Large Developments, [iwalker@kawarthalakes.ca](mailto:iwalker@kawarthalakes.ca) or (705) 324-9411 extension 1368.

#### Appendix A – Location Map



PLAN2022-036  
Appendix A.pdf

Appendix B – Proposed Master Plan, dated March 1, 2022



PLAN2022-036  
Appendix B.pdf

Appendix C – Proposed Draft Plan of Subdivision, dated March 8, 2022



PLAN2022-036  
Appendix C.pdf

Appendix D – Tribute North Phasing Plan, dated March 1, 2022



PLAN2022-036  
Appendix D.pdf

**Department Head email:** [rholy@kawarthalakes.ca](mailto:rholy@kawarthalakes.ca)  
**Department Head:** Richard Holy, Director of Development Services  
**Department File:** D01-2020-006, D06-2020-024 & D05-2020-001