

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

**PC2022-07**  
**Wednesday, July 6, 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**  
**Councillor Pat Dunn**

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**1. Call to Order and Adoption of Agenda**

Chairperson Councillor A. Veale called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillor P. O'Reilly, Committee Members M. Barkwell, W. Brumwell, and alternate member Councillor P. Dunn and were in attendance.

Deputy Clerks and Recording Secretaries S. O'Connell and J. Watts, Director of Development Services R. Holy, Director of Engineering and Corporate Assets J. Rojas, Manager of Development Engineering C. Sisson, Supervisor of Development Planning S. Rea, Planning Officer - Large Developments I. Walker, and Planner II M. LaHay were also in attendance.

Absent: Councillor K. Seymour-Fagan, and J. Willock

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

**PAC2022-050**

**Moved By** Councillor O'Reilly

**Seconded By** Mayor Letham

**That** the Procedural By-law be temporarily suspended to permit a late deputation request by Michael Fry regarding item 6.2 (Report PLAN2022-045); and

**That** Item 6.2 on the agenda (Report PLAN2022-045), be brought forward on the agenda to be dealt with immediately following Item 2.

**Carried**

**PAC2022-051**

**Moved By** Councillor Dunn

**Seconded By** M. Barkwell

**That** the agenda be adopted as amended and as circulated.

**Carried**

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**6.2 PLAN2022-045**

**Subdivision Agreement for Sugarwood Phase 2 - St. Joseph Road, Lindsay - Lindsay 2017 Developments Inc.**

Richard Holy, Director of Development Services

Mr. Holy provided a brief background of the subdivision and confirmed that on December 18, 2019, Council granted draft plan approval to a Plan of Subdivision in accordance with the Planning Act. He summarized the report, explaining that it proposes to present the staff endorsed Subdivision Agreement for the second phase of the development of land while incorporating civil engineering standards and land-use planning requirements. Mr. Holy stated that the agreement meets the City's objectives, Provincial policies, and the Minister's Zoning Order, and will be agreed upon by being Lindsay 2017 Developments Inc. Staff are recommending that the subdivision agreement be referred to Council for approval. Mr. Holy and Mr. Rojas responded to questions from Committee members.

The Chair allowed Michael Fry of D.G. Biddle & Associates Ltd. (on behalf of Lindsay 2017 Developments Inc.) to comment to their request for a reduction of the securities to be approved for those works already constructed, and inspected as per the per-servicing agreement.

Mr. Fry spoke and thanked Mr. Rojas for giving a summary of their request, and he made himself available for any questions.

**PAC2022-052**

**Moved By** Mayor Letham

**Seconded By** Councillor O'Reilly

**That** Report PLAN2022-045, **Lindsay 2017 Developments Inc. Subdivision Agreement for Sugarwood Phase 2, Lindsay**, be received;

**That** the request for a reduction of financial securities from 100% to 10% in the Subdivision Agreement for all works that are constructed, inspected and certified through the Pre-Servicing Agreement be approved;

**That** the Subdivision Agreement for Sugarwood Phase 2, City of Kawartha Lakes, substantially in the form attached as Appendix C to Report PLAN2022-045 be approved by Council; and

**That** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this Agreement.

**Carried**

**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 PLAN2022-029

**Application to Amend the Ops Zoning By-law 93-30 at 460 Thunder Bridge Road, Lindsay – Tribute Lindsay 2 Limited**

**Home Sales Establishment with Model Homes**

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 a revised 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 is the first of three applications by the applicant, and this one proposes to permit a Home Sales Establishment including 5 model homes (including a total of 6 units), and to amend the site-specific development standards associated with this temporary sales establishment. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Township of Ops 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 the Ministry of Transportation, and Curve Lake First Nation noting no concerns, and comments were expressed by the public interested in the upgrading of Thunder Bridge Road. Staff are recommending that the application be forwarded to Council for approval.

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

Paul Watson of Tribute (Lindsay 2) Ltd. spoke as applicant, and presented an overview of the application that is attached to the minutes. He noted that the sales centre is located on the north side of the development for best visibility, and easy access, and that the buildings would be temporarily serviced with temporary buried water and sewage tanks that will be removed once services are connected in the future. He stated that the temporary entrance off Thunder Bridge Road would be replaced with an entrance off future McKay Avenue, and that the area will be fenced off. In conclusion, he anticipated that the site plan and building permit process could continue through the fall of this year.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:21pm.

3.1.2 Business Arising from the Public Meeting

**PAC2022-053**

**Moved By** Councillor O'Reilly

**Seconded By** Councillor Dunn

**That** Report PLAN2022-029, **Amend the Ops Zoning By-law 93-30 at 460 Thunder Bridge Road, Lindsay – Tribute (Lindsay 2) Limited – Application D06-2022-013**, be received;

**That** the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2022-013, 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 PLAN2022-036

**Applications to 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 North Site Location**

Ian Walker, Planning Officer - Large Developments

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, and Draft Plan of Subdivision. 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 two signs was posted on the subject property. He stated this is the second Public Meeting for this property, following an initial Public Meeting respecting the application submitted by the previous owner on November 4, 2020 and the new owner has provided a second submission with revised applications. 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. He stated that 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. Upon further review, consistency with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe and the respective Official Plans should be achieved by the applications. Mr. Walker summarized the comments received to date, as detailed in his report, noting that previously submitted comments regarding the original Ibrans application had been considered as part of this application. Staff are recommending that the 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. He responded to questions from Committee members.

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

Jeff Solly of Tribute (Lindsay 2) Limited spoke as the applicant and provided a presentation (attached to the minutes) providing an overview of the applications. His presentation notes the following:

- Background to the various Tribute Communities in Ontario
- Summary of the associated timelines
- Policy context and community structure
- Required planning approvals
- Initial constraints
- Proposed circulation network and integration
- Proposed parks and open spaces
- Active Transportation and local connections
- Urban design considerations; and
- Future timing, phasing, and next steps in the approval process

In conclusion, he thanked staff and the various agencies on working together, and welcomed questions and comments. Mr. Solly responded to questions from the members of the Committee.

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

Lee and Patricia Veitch presented a series of questions that they were seeking a response from the applicant including:

- Will there be future issues with water pressure;
- Will there be a waiving of development fees for these applicants;
- What effect will there be on Angeline Street; and
- Clarification regarding the light blue colouring on mapping

Mike Hannon, spoke as a resident of Angeline Street, and presented questions including:

- Would the additional traffic on Angeline Street require an expansion to four lanes; and
- Could we anticipate a future connection from the site to Highway 36 over the Scugog River.

No other persons spoke to the application.

The Chair permitted Mr. Solly and Mr. Walker to respond to the questions put forward by the members of the public and responses included:

- Water mains in the subdivision will be looped and connected in multiple locations to maintain water pressure;
- Tribute would not expect to request the waiving of any of development fees
- The light blue on mapping representing stormwater management and wetland compensation areas;
- Expansions of Angeline Street will require separate studies to be completed; and
- No additional comments on an additional crossing of the Scugog.

The Public Meeting concluded at 2:09pm.

### 3.2.2 Business Arising from the Public Meeting

#### **PAC2022-054**

**Moved By** Councillor Dunn

**Seconded By** W. Brumwell

**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.

**Carried**

### 3.3 PLAN2022-037

**Applications to Amend the Lindsay Official Plan and Zoning By-law 2000-75 together with a Draft Plan of Subdivision at Vacant Land on Highway 35, Lindsay – Tribute (Lindsay 1) Limited  
South Site Location**

Ian Walker, Planning Officer - Large Developments

#### 3.3.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision. 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 two signs were posted on the subject property. He summarized the application, explaining that it proposes to permit a mixed use residential and commercial plan of subdivision consisting of between 845 to 1,035 residential units total. The proposed future development of the subject land includes low and medium density residential development (singles, semis, townhouse and 'multiple attached' units); general commercial uses; institutional uses (a school); and open space properties (parks, stormwater management facilities, and natural corridors); serviced by a number of new municipal roads, shown on a conceptual Master Plan. Upon further review, consistency with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe and the respective Official Plans should be achieved by the applications. 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 the following individuals:



- Ashley Yearwood;
- Ana Mena;
- Leslie and Mark Fallaise;
- Jenn Kilborn;
- Don Holbrook;
- Rob MacPherson;
- Karen K.;
- Carl Ekin;
- Donna Campbell and Paul Hill;
- Jim D.;
- Kyle Dubourdieu;
- Carl Winski;
- Cindy Baldree;
- Joe and Maureen McColl;
- Verna Curtin;
- Moti Tahiliani;
- Deanne Preece;
- Bill Charlton;
- Ivan and Tara Reynolds; and
- Laura Fisher.

Mr. Walker noted that all of the above comments related to opposition to the proposed vehicular connections between the subdivision, and David Drive and Richard Avenue, and confirmed that the comments have been received and heard. Staff are recommending that the 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.

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

Jeff Solly of Tribute (Lindsay 1) Ltd. thanked Mr. Walker for his presentation, and noted that since he had already provided an overview of both applications in Item 3.2, he would make himself available for any questions at this time.

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

Leslie Fallaise spoke in opposition to vehicular connections of David Drive and Richard Avenue to the Tribute subdivision, stating that a connection could damage the heritage attributes of the quiet, close-knit neighbourhood. She proposed foot and bike paths to allow connections to schools and trails. Further, she noted that should the connections proceed, that a pause on the final connection be implemented until 95% of the build out of the subdivision is complete, and an additional traffic study could be completed for further public review.

Donna Campbell spoke in opposition to vehicular connections of David Drive and Richard Avenue to the Tribute subdivision, stating that there are many alternative connections proposed, and that there didn't need to be so many. She proposed walkway connections similar to proposals brought forward by the previous developer, and invited the developers to meet with the community.

Paul Hill spoke in opposition to vehicular connections of David Drive and Richard Avenue to the Tribute subdivision, stating that these streets do not need exits. He also addressed issues of dust and noise from nearby developments, and recommended that Tribute make a philanthropic outreach to the community.

Joe and Maureen McColl spoke in opposition to vehicular connections of David Drive and Richard Avenue to the Tribute subdivision, stating that there are 8 proposed street connections with two being within 100m, and that David Drive and Richard Avenue current condition are less than acceptable for the connections. Overall, they wanted to emphasize their traffic safety concerns.

No other persons spoke to the application.

The Chair permitted Mr. Solly to respond to the comments brought forward today, and Mr. Solly confirmed that they have heard the message from everyone today.

The Public Meeting concluded at 2:49pm.

### 3.3.2 Business Arising from the Public Meeting

#### **PAC2022-055**

**Moved By** Mayor Letham

**Seconded By** Councillor O'Reilly

**That Report PLAN2022-037, Amend the Lindsay Official Plan and Zoning By-law 2000-75 together with a Draft Plan of Subdivision at Vacant Land on Highway 35, Lindsay, Tribute (Lindsay 1) Limited – Applications D01-2022-004, D06-2022-012 and D05-2022-002, be received; and**

**That** PLAN2022-037 respecting Applications D01-2022-004, D06-2022-012 and D05-2022-002 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**

The committee recessed for a break at 2:53pm and reconvened at 3:00pm.

### 3.4 PLAN2022-042

#### **Application to Amend the Township of Fenelon Zoning By-law 12-95 at 1491 Glenarm Road – Victor Webster Farms Ltd.**

Sherry Rea, Development Planning Supervisor

#### 3.4.1 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.

Ms. Rea 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. She summarized the application, explaining that it proposes to sever two rural residential lots in the hamlet of Glenarm. Specifically, a severed lot of approximately 5,500 sq.m. with frontage on Fenel Road and retaining approximately 40.16 ha. of agricultural land and a severed lot of approximately 16,700 sq.m. with frontage on Glenarm Road and retaining approximately 39.3 ha. of agricultural land. As a condition of provisional consent in both applications, the proposed rural residential lots are to be rezoned to reflect the proposed residential use and larger lot areas. In addition, the proposed lot in consent application D03-2020-002 requires a rezoning to permit a lesser minimum lot frontage of 15 metres, being the amount of frontage within the Hamlet Settlement boundary. 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. Ms. Rea summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from Barbara Jones who expressed concerns with water quality and quantity, which Ms. Rea confirmed would be addressed with a requirement for a hydro-geology report confirming sufficient water supply. Staff are recommending that the application be forwarded to Council for approval.

The Chair inquired if the applicant wished to speak to the application. The owner nor applicant were present.

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

No persons spoke to the application.

The Public Meeting concluded at 3:05pm.

#### 3.4.2 Business Arising from the Public Meeting

##### **PAC2022-056**

**Moved By** Councillor O'Reilly

**Seconded By** W. Brumwell

**That** Report PLAN2022-042, **Amend the Township of Fenelon Zoning By-law 12-95 at 1491 Glenarm Road – Victor Webster Farms Ltd.**, be received;

**That** a Zoning By-law, respecting application D06-2022-017, substantially in the form attached as Appendix C to Report PLAN 2022-042 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**

#### 3.5 PLAN2022-043

**Application to Amend the City of Kawartha Lakes Official Plan and Township of Manvers Zoning By-law 87-06 at 682 Mount Horeb Road - Mir-Afghan**

Mark LaHay, Planner II

##### 3.5.1 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 small automotive facility as an on-farm diversified use secondary to an agricultural use and to amend the Rural General (A1) Zone

to a Rural General Exception (A1-\*\*) Zone to also permit an automobile recycling and repair and used car sales business on a portion of the subject land on an otherwise underutilized area surrounding the existing barn. Further review is required to determine consistency with the Provincial Policy Statement, and 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 were received from the following individuals and commenting agencies:

- Keith Harrison, expressing concerns with increased traffic, disruptions to animal habitats, and aesthetics within a rural context;
- James Blair, questioned the farming operations on the property, and if this proposed use could be considered secondary;
- David and Julie Kempster, expressing concerns about auto recycling uses, and traffic at the crest of the hill on Mount Horeb Road;
- Economic Development Officer - Agricultural Development, expressed concerns of environmental contamination of prime agricultural land, that the use is more suitable for a hamlet area, and that the landowner is not related to current agricultural operations on the land, thereby questioning how the proposed use is secondary; and
- Kawartha Conservation, with no concerns providing that the development will not impact the natural heritage features of the property

Mr. LaHay stated that comments were still outstanding from Fire, Paramedic, Municipal Law Enforcement and Licencing, and Building - Part 8 Septic divisions of the City. 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.

Ashlyn Kennedy of EcoVue Consulting spoke as the applicant, and stated that they are in agreement for the application being referred back to staff at this time until all the issues have been addressed.

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

James Blair spoke in opposition to the application, noting that many of the would-be affected parties were not notified, being beyond the 500m radius. He noted

that no agricultural uses are being undertaken by the landowner, and that the property slopes towards the wetland and Pigeon River (used by local farming and Mill Stream Bible Camp) thereby presenting environmental concerns.

No other persons spoke to the application.

The Chair permitted Ms. Kennedy to respond, to which she confirmed they will work with staff to address the issues.

The Public Meeting concluded at 3:22pm.

### 3.5.2 Business Arising from the Public Meeting

**Moved By** Councillor Dunn

**Seconded By** M. Barkwell

**That** Report PLAN2022-043, **Part of Lot 19, Concession 14, Geographic Township of Manvers, identified as 682 Mount Horeb Road, Zinulabudinn Mir-Afghan – Applications D01-2022-002 and D06-2022-008**, 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.

The committee discussed issues with the applications as an on-farm diversified secondary use, the potential for agriculture environmental problems, and the proposed auto recycling, repair and sales being not suitable for this area on Prime Agricultural land.

The motion was withdrawn upon verbal consent by the mover and seconder.

**PAC2022-057**

**Moved By** Mayor Letham

**Seconded By** W. Brumwell

**That** Report PLAN2022-043, **Part of Lot 19, Concession 14, Geographic Township of Manvers, identified as 682 Mount Horeb Road, Zinulabudinn Mir-Afghan – Applications D01-2022-002 and D06-2022-008**, be received; and

**That** the applications respecting the proposed Official Plan Amendment and Zoning By-law Amendment be denied.

**Carried**

3.6 PLAN2022-044

**Application to Amend the Township of Manvers Zoning By-law 87-06 at 397 Fleetwood Road - Carchidi**

Mark LaHay, Planner II

3.6.1 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. 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 rezone a portion of the property from the Open Space (O1) Zone to an appropriate exception zone to permit a proposed hay and equipment storage building (shed) that will not contain livestock as well as recognize the existing dwelling and surrounding area that does not presently permit buildings or structures. At time of writing the report, the application appears 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 additional comments were received from the City's Agricultural Development Officer and Kawartha Conservation, both with no concerns. Mr. LaHay noted that should no further comments be brought forward today at the Public Meeting, staff would be willing to recommend that the application be forwarded to Council for approval. He responded to questions from Committee members.

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

Mr. Carchidi was present, and made himself available for any questions.

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

No persons spoke to the application.

The Public Meeting concluded at 3:33pm.

3.6.2 Business Arising from the Public Meeting

**PAC2022-058**

**Moved By** Mayor Letham

**Seconded By** Councillor O'Reilly

**That** Report PLAN2022-044, **Part Lot 7, Concession 12, Part 1, RP 9R1404, geographic Township of Manvers, City of Kawartha Lakes, identified as 397 Fleetwood Road - Carchidi – D06-2022-016**, be received;

**That** a by-law to implement a Zoning By-law Amendment regarding application D06-2022-016, be prepared, approved, and adopted by Council; and

**That** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of these applications.

**Carried**

**4. Deputations**

**5. Correspondence**

**6. Regular and Returned Reports**

**6.1 PLAN2022-041**

**Subdivision Agreement for Morningside Phase 2 - Dobson Street, Lindsay - 2074161 Ontario Limited**

Sherry Rea, Development Planning Supervisor

Ms. Rea provided a brief background of the subdivision and confirmed that on May 30, 2017, Council granted draft plan approval to a Plan of Subdivision in accordance with the Planning Act. She summarized the report, explaining that it proposes to present the staff endorsed Subdivision Agreement for the development of land while incorporating civil engineering standards and land-use planning requirements. Ms. Rea stated that the agreement meets the City's objectives, and will be agreed upon by the new owner of the lands, being Maplebrook Homes. Staff are recommending that the subdivision agreement be referred to Council for approval. She responded to questions from Committee members.

**PAC2022-059**

**Moved By** Councillor O'Reilly

**Seconded By** Councillor Dunn

**That** Report PLAN2022-041, **2074161 Ontario Limited Subdivision Agreement for Morningside – Phase 2**, be received;

**That** the Subdivision Agreement for 2074161 Ontario Limited, substantially in the form attached as Appendix C to Report PLAN2022-041, be approved by Council; and



**That** the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this agreement.

**Carried**

6.3 ED2022-041

**Development Concierge Program**

Lindsey Schoenmakers, Economic Development Officer - Business

Ms. Schoenmakers presented an overview of her presentation (attached to the minutes) regarding the Development Concierge Program, including summaries of:

- the Concierge Pilot Program;
- the Development Concierge Program Overview;
- the program objectives;
- each step in the Development Concierge Process; and
- next steps moving forward with the program.

She noted that they propose a soft launch, and will begin reporting to the Development Review Team on a bi-monthly basis. She responded to questions from the members of the committee.

**PAC2022-060**

**Moved By** Mayor Letham

**Seconded By** M. Barkwell

**That** Report ED2022-041, **Development Concierge Program**, be received for information.

**Carried**

7. **Adjournment**

**PAC2022-061**

**Moved By** M. Barkwell

**Seconded By** W. Brumwell

**That** the Planning Advisory Committee Meeting adjourn at 3:59 p.m.

**Carried**