

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

PC2022-08
Wednesday, August 10, 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 Doug Elmslie

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1. Call to Order and Adoption of Agenda

Chairperson Councillor A. Veale called the meeting to order at 1:04 p.m. Mayor A. Letham, Councillors P. O'Reilly, K. Seymour-Fagan, and Committee Members M. Barkwell, W. Brumwell and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services R. Holy, Supervisor of Development Engineering C. Sisson, Planning Officer - Large Developments I. Walker, and Planning Officer - Large Developments and Urban Design J. Derworiz were also in attendance.

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

PAC2022-062

Moved By Councillor O'Reilly

Seconded By J. Willock

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 PLAN2022-047

Application to Amend the Kawartha Lakes Official Plan and Mariposa Zoning By-law 94-07 with a Plan of Subdivision at 27 Stub Road, Mariposa - King's Bay and Geranium

Jonathan Derworiz, Planning Officer - Large Developments and Urban Design

3.1.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan and Zoning By-law Amendments in addition to a Plan of Subdivision. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Derworiz 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 redevelop the existing golf course into 44 residential lots and green space. The residential lots would front three new streets that extend from Southcrest Drive. There are currently 111 residential lots along Southcrest Drive. To accommodate the subdivision and residential development, the applicant is proposing to amend the Official Plan and rezone the subject lands. Until review of the application and submitted materials is complete, consistency with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Derworiz summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments in opposition to the application were received from:

- Kent Randall, of EcoVue Consulting on behalf of the King's Bay Residents Association;
- Robert and Gail Alebon;
- Donald and Jean Biffin;
- Rosa Bryan;
- Joe and Rose Doyle;
- David and Karen Hall;
- David and Rosemary Marks;
- Nancy Marto and James Duncan;
- Don and Marie Thatcher;
- Peter West;
- Mike and Rene Wilson;
- Kerry Bloxam;
- Kevin and Charlene Casuenette;
- Chris and Nancy Dares;
- Denise and Fred Elzinga;
- Gail Goodbody;
- Dr. Gail Johnson Morris;
- Trevor Johnston;
- Kenneth Ma;
- Samantha King and Justin Mahal;

- Susan Merriman on behalf of the King's Bay Resident's Association;
- Ian Nicolson;
- Brad Sinclair;
- Richard Vendrig;
- Lorraine Pike; and
- Steve and Judy Knipe

He summarized the additional comments stating the themes of opposition to the applications were relating to the following issues:

- Transportation and safety;
- Archeological concerns including Indigenous artifacts;
- Infrastructure and servicing (including water supply, and wastewater);
- Environmental and natural heritage features; and
- Impacts to existing property values.

He noted that the issues addressed by the public are being considered, and the applicant's studies that have been submitted to address the issues are currently being peer reviewed. Staff are recommending that the application be referred back to staff for review until all technical reviews are complete and comments from both agencies and the public are addressed. Mr. Derworiz and Mr. Holy responded to questions from Committee members.

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

Cheryl Shindruk, Executive Vice President of Geranium, and Matthew Cory of Malone Given Parsons Ltd. spoke on behalf of the owners and applicants. They provided a summary of a presentation (attached to the minutes) that addressed the following topics:

- Summary of who Geranium and GolfNorth is, including previous projects;
- Introductions to the Consulting Team;
- Site and Policy context;
- Summary of the technical submissions;
- Overview of the Draft Plan of Subdivision;
- Proposed Zoning By-law Amendments;
- Environmental Impact Study;
- Grading and Servicing Strategy;
- Water Supply and Stormwater Management;

- Phosphorus Management;
- Transportation Study; and
- Community Consultation.

Ms. Shindruk, Mr. Cory, and Jenn Morgan of WSP Golder responded to questions from members of the committee.

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

Susan Merriman spoke on behalf of the King's Bay Residents Association, and spoke in opposition to the application noting concerns with the following issues:

- water supply;
- wastewater treatment;
- impacts to flora and fauna;
- effect of property values;
- increases in traffic, and issues relating to bus, fire, and snow plow turnarounds in the cul-de-sacs;
- indigenous resources;
- lack of clear plan for the remaining lands; and
- proximity and MDS setbacks with existing agricultural operations.

Kent Randall of EcoVue Consulting spoke on behalf of the King's Bay Residents Association, and summarized his correspondence that was circulated to the members of the committee noting the following issues:

- Official Plan implications of whether King's Bay should be considered a settlement area;
- MDS setbacks from the agricultural operations;
- Assessment of cultural heritage sites;
- Dedication of remaining parkland to the City, and would the City be willing to maintain the lands.

Jim Wakeford, a resident of King's Bay, spoke in opposition to the applications noting the following issues:

- Protection and review of archeological and indigenous sites previously identified in the area;
- Increase of phosphorus levels in the Nonquon River;
- Impact to species of concern such as snapping turtles, walleye, monarch butterflies, barn swallows, eastern wood pewee and butternut trees.

Richard Vendrig, a resident of the Robinglade neighbourhood, spoke in opposition to the applications noting the following issues:

- Impacts to existing water and wastewater supply capacity, including proximity of water supply to agricultural operations;
- Fill requirements for the construction of homes in low areas;
- Potential of building in floodplains;
- Removal of existing trees;
- Phosphorus increase to Nonquon River;
- Concerns with use of remaining unused lands;
- Whether the addition of 44 homes in environmentally sensitive areas will make and impact on housing crisis.

Trevor Johnston of 126 Southcrest Dr. spoke in opposition to the applications noting the following issues:

- Potential reduction in property values of the exiting homes in the area;
- Removal of the two key features to the existing neighbourhood being the golf course, and the water views; and
- Increased loads on water system, and risk of having to truck water into neighbourhood.

Judy Spring of 22 Crescent Moon Lane, agreed with the comments provided by Ms. Merriman and Mr. Randall, and stated the importance of the public being able to access the peer reviews, especially regarding the water supply.

Dr. Gail Johnson Morris noted that she had provided a previously written statement and had nothing further to add at this time.

Rosa Bryan spoke in opposition to the applications, noting that she was organizing an official online petition that at this time had 155 signatures. She noted other issues including:

- Removal of mature trees and view and access of the Nonquon River;
- Reduction of property values; and
- Effect to resident's mental health and well-being.

David Marks spoke in opposition to the applications noting the following issues:

- Effect on the existing vulnerable aquifer;
- Recent increased water levels on Lake Scugog, and risk of flood damage;
- Risks of increased phosphorus in the water; and

- Construction activity in the Kawartha Conservation regulated areas.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the issues raised by the members of the public. Ms. Shindruk directed multiple questions to the applicant's consulting team, including:

- John Piersol of WSP Golder for hydrogeology concerns;
- Ian Parkinson of TYLin for sanitary treatment system optimization concerns;
- Michael Ventresca from SCS Consulting for civil engineering concerns;
- Deborah Sinclair from Hutchinson Environmental Sciences for phosphorus management concerns;
- Kristi Quinn from Beacon Environmental for natural heritage concerns;
- Jenn Morgan from WSP Golder for archaeology concerns;
- Mark Jamieson from BA Group for transportation concerns.

The consultants responded to the concerns addressed, and Ms. Shindruk also addressed concerns relating to property value. She made herself and the consulting team available for any further questions.

The Public Meeting concluded at 3:01p.m.

3.1.2 Business Arising from the Public Meeting

PAC2022-063

Moved By Mayor Letham

Seconded By W. Brumwell

That Report PLAN2022-047, **Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision – King's Bay, 27 Stub Road, Mariposa**, be received for information; and

That Report PLAN2022-047, Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision – King's Bay, 27 Stub Road, Mariposa, be referred back to staff for processing until review of the technical studies has been completed and comments from the public have been addressed.

Carried

The committee recessed at 3:03p.m. and reconvened at 3:12p.m.

4. **Deputations**

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2022-030

Application to Amend the Verulam Zoning By-law 6-87 at 63 North Bayou Road, Verulam - Boehm

Ian Walker, Planning Officer - Large Developments

Mr. Walker confirmed that a Public Meeting on this matter was held on September 13, 2017 in accordance with the Planning Act. He summarized the application, explaining that it proposes to change the zone category on the developable portion of the property to the Open Space Exception Eighteen (OS-18) Zone, to recognize the site specific use. The subject property was originally vacant land, and the intent of the change is to facilitate the construction of a single detached dwelling on the lot. 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. Walker 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 referred to Council for approval.

PAC2022-064

Moved By Councillor O'Reilly

Seconded By W. Brumwell

That Report PLAN2022-030, **Amend the Verulam Zoning By-law 6-87 at Vacant Land on North Bayou Road, Verulam, Boehm – Application D06-17-024**, be received;

That the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2022-030, be referred to Council for approval and adoption;

That in accordance with Section 34(17) of the Planning Act, Council having considered the changes to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

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

Carried

6.2 ENG2022-021

Update to Development Application Approvals Process (DAAP) Fee for Subdivisions

Christina Sisson, Manager of Development Engineering

Ms. Sisson provided an overview of her report, noting that various fee structures were considered, and a modest increase to the DAAP fee to 4.5% is recommended at this time, with further reviews every 2 years. She responded to questions from the members of the committee.

PAC2022-065

Moved By Councillor Seymour-Fagan

Seconded By J. Willock

That Report ENG2022-021, **Update to Development Application Approvals Process (DAAP) Fee for Subdivisions**, be received;

That the City's Development Application Approvals Process (DAAP) Fee be increased to 4.5% for subdivisions;

That the City's cost estimate schedule template for subdivisions be updated and amended for 2023, as outlined in Appendix A, to Report ENG2022-021; and

That the City review the DAAP fee every two years to ensure the fee is fair and in line with the costs of engineering review and project management by the City.

Carried

7. **Adjournment**

PAC2022-066

Moved By Mayor Letham

Seconded By W. Brumwell

That the Planning Advisory Committee Meeting adjourn at 3:22p.m.

Carried