

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

PC2022-10
Wednesday, October 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

Chairperson Councillor A. Veale called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors P. O'Reilly and K. Seymour-Fagan, and Committee Members M. Barkwell, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary S. O'Connell and Director of Development Services R. Holy were also in attendance.

Absent: Member M. Brumwell

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

PAC2022-078

Moved By J. Willock

Seconded By Councillor O'Reilly

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 PLAN2022-064

Draft Plan of Subdivision at Vacant Land on Kawartha Lakes Road 36, Ops – Flato Community Lindsay Inc.

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 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 a sign was posted on the subject property. Mr. Walker outlined that the sign must be posted on the property for fourteen days and technical issues lead to the sign

being posted for thirteen days. Notwithstanding, the Planning Advisory Committee can determine that the requirements for the notice of the public meeting have been satisfied, as the intent of the notification has been met. He summarized the application, explaining that it proposes to permit an 84 unit two storey townhouse development. The draft plan of subdivision will create the blocks, which will divide into townhouse lots by using the Part Lot Control provision of the Planning Act. This allows the townhouse lots to be sold separately without requiring consent applications to create each lot. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and is subject to a Minister's Zoning Order. 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 Economic Development Officer - Heritage Planning and the Building Division with no concerns being raised. Staff are recommending that the proposed Draft Plan of Subdivision application be referred back to staff for further review and processing until such time as all comments and concerns have been received and addressed. He responded to questions from Committee members.

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

Matthew Cory, of Malone, Given, Parsons Ltd. provided an overview of the application. Mr. Cory provided detail regarding the layout of the development and how the storm water management pond is being formatted to account for the future development of the surrounding lands. Mr. Cory also outlined that they have also received a request to provide walking access to I.E. Weldon Secondary School and that although they are open to that addition approval would be required from the Trillium Lakelands District School Board.

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

PAC2022-078

Moved By Councillor O'Reilly

Seconded By Councillor Seymour-Fagan

That Report PLAN2022-064, Draft Plan of Subdivision at Vacant Land on Kawartha Lakes Road 36, Ops, Flato Community Lindsay Inc. – Application D05-2022-003, be received; and

That PLAN2022-064 respecting Application D05-2022-003 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

3.2 PLAN2022-065

Application to Amend the City of Kawartha Lakes Official Plan at 273 County Road 30, Verulam - Thomson

Jonathan Derworiz, Planning Officer – Large Developments & Urban Design

3.2.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan Amendment. 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 amend the Official Plan to facilitate a severance of the described single detached dwelling and detached accessory building . 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. Derworiz summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report staff received two additional telephone inquiries asking for clarification surrounding the nature of the application. Comments were also received from the City's Economic Development Officer for Agriculture, outlining that the application is not supported because the lands could be used for agricultural purposes. The report was drafted to recommend that the application be referred back to staff until all technical and agency reviews are complete and comments addressed, however, staff would accept a recommendation from the Committee should they determine that it is more appropriate for the application to be approved. He responded to questions from Committee members.

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

Beverly Saunders, of EcoVue Consulting, spoke on behalf the property owner. Ms. Saunders provided an overview of the application and outlined that the lands involved in this application are not used for agricultural purposes.

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

Bruno and Julia Cantieni spoke to the application and asked for confirmation that there will a driveway will not be installed between the severed lot and the adjoining property, owned by Bruno and Julia Cantieni. Beverly Saunders confirmed that there are no plans to relocate the driveway for the retained lands.

Director Holy advised that if a new entrance for the retained lands was proposed it would be subject to the City's Entrance Policy requirements.

No other persons spoke to the application.

3.2.2 Business Arising from the Public Meeting

PAC2022-079

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2022-065, **City of Kawartha Lakes Official Plan Amendment for 273 County Road 30, Verulam - Thomson**, be received for information;

That an Official Plan Amendment respecting application D01-222-07 be approved;

That the necessary By-Law be brought forward for adoption; and

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

Carried

4. Deputations

5. Correspondence

6. Regular and Returned Reports

6.1 Bill 109: Changes to The Planning Act Presentation

Richard Holy, Director of Development Services

Director R. Holy provided an overview of the changes to the Planning Act that are imposed under Bill 109, including statutory time frames for zoning by-law amendments and site plan applications with refund requirements, a new ministerial zoning order tool, a review process for a community benefit charge by-

law, new ministerial powers regarding certain official plan amendments and new official plans and ministerial powers with regard to surety bonds.

PAC2022-080

Moved By Councillor O'Reilly

Seconded By J. Willock

That the presentation by Richard Holy, Director of Development Services, regarding **Bill 109: Changes to The Planning Act**, be received.

Carried

7. Adjournment

PAC2022-082

Moved By Mayor Letham

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 2:02 p.m.

Carried