

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

PC2023-02
Wednesday, March 8, 2023
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Doug Elmslie
Deputy Mayor Tracy Richardson
Councillor Pat Warren
Mike Barkwell
Patrick O'Reilly
Andrew Veale
Jason Willock

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1. Call to Order and Adoption of Agenda

Vice Chairperson P. Warren called the meeting to order at 1:00 p.m. Mayor D. Elmslie, and Committee Members M. Barkwell, P. O'Reilly, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary S. O'Connell, Director of Development Services R. Holy, Director of Engineering and Corporate Assets J. Rojas and Manager of Development Engineering C. Sisson were also in attendance.

Absent: Chairperson A. Veale

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

The Vice-Chair read the Land Acknowledgement:

The City of Kawartha Lakes respectfully acknowledges that we are situated on Mississauga lands and the traditional territory covered by the Williams Treaties.

We are grateful for the opportunity to work here and we thank all the generations of people who have taken care of this land for thousands of years. We recognize and deeply appreciate their historic connection to this place. We also recognize the contributions of Métis and other Indigenous peoples in shaping and strengthening this community.

PAC2023-007

Moved By M. Barkwell

Seconded By Deputy Mayor Richardson

That the agenda for the Wednesday, March 8, 2023 Planning Advisory Committee Meeting be adopted as circulated and with the following amendment:

Addition:

Item 4.1, Deputation by Jay Allen, Relating to Item 6.1 on the Agenda.

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 PLAN2023-011

Amendments to the Town of Lindsay Official Plan and Town of Lindsay Zoning By-Law 2000-75 at 77-83 William Street North, Lindsay - Muskoka D & M Corp.

Richard Holy, Director of Development Services

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. Holy confirmed that the required notice was circulated to each owner of land within 120 metres, and that a sign was posted on the subject property, however, the notice requirement under the Planning Act has not been satisfied because the required notice was not circulated to commenting agencies within the necessary time frame. As a result, commenting agencies have not had an opportunity to provide comments on the application and a second public meeting will be required. Mr. Holy summarized the application, explaining that it proposes to amend the Town of Lindsay Official Plan and the Town of Lindsay Zoning By-law for the property identified as 77-83 William Street North in Lindsay. The proposal is to permit an 8 storey apartment building containing 108 residential rental units. The proposed building will contain one level of underground parking, one level of at grade parking on the ground floor, 6 subsequent stories of residential apartments, and a final partial floor for indoor and outdoor amenity space. The subject land is approximately 0.23 hectares in area. The Official Plan amendment proposes to increase the net residential density from 100 units per gross hectare to 113 units per gross hectare. Mr. Holy summarized the reports and plans that have been submitted in support of the application. Through the appropriate revisions to the technical reports and plans, conformity with the policies of the Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement should be achieved. Mr. Holy advised that subsequent to the writing of the report, two property owners submitted written comments with regard to the application. Staff are recommending that the application be referred back to staff to address any issues raised through the public consultation process

and until such time that all comments have been received from all circulated agencies and City Departments.

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

Beverly Saunders, of EcoVue Consulting, spoke as agent on behalf of the owner. Ms. Saunders provided a history of the application and outlined that the original proposal included an eight storey structure but that has been reduced to 7.5 storeys with a top floor amenity space. Ms. Saunders noted that the building will be comprised of rental units and does not include exterior balcony spaces, one of the design features to intentionally limit potential impacts within the neighbourhood. A property manager will be on site to allow proper maintenance of the structure. Ms. Saunders also noted that a percentage of the rental units will be classified as affordable housing.

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

Burt and Donna Gaynor outlined concern relating to the increase in traffic that will result from the construction of a large residential building at the intersection of William Street and Wellington Street, which is already a busy intersection. They questioned if William Street or Wellington Street would need to be closed while the building is being constructed noting that such a closure would negatively affect residents within that area.

Dorothy Carroll noted that the existing structure at 77-83 William Street North holds heritage value as it was formerly used as a livery stable. She noted that it would be ideal for the portion of the building that housed the livery stables to be saved. She questioned whether or not a traffic or a parking study had been completed due to the traffic congestion that already exists at the intersection of William Street and Wellington Street. She also asked if the proposed design of the building exterior could include features that would compliment the existing historic buildings within downtown Lindsay.

Mike Sloboda outlined concern surrounding the composition of the proposed building; He noted that it would be more beneficial to have a condominium structure, with owned units, rather than rental units. He identified concerns with parking and traffic congestion at the intersection of William Street and Wellington Street and also questioned whether or not the proposed building would place a strain on existing water and wastewater infrastructure. He also noted that the existing structure holds heritage value and should be preserved.

Pat Murphy questioned the notification process that was followed for the application He outlined that he did not receive notice of the application, despite

being a property owner one block away from the proposed building. He identified concern relating to the lack of exterior balcony spaces and also relating to the finishes that are proposed. He asked that careful consideration be given to the application with regard to how the proposed building will affect residents in the area.

Angie Ursel identified a concern surrounding outdoor space; she questioned where the children of tenants will be able to access outdoor space given the building's location.

No other persons spoke to the application.

The Chair provided an opportunity for Beverly Saunders, of EcoVue Consulting, to speak to the issues raised. Ms. Saunders advised that additional information pertaining to traffic and parking will be available for the second public meeting.

The Public Meeting concluded at 2:02 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2023-008

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2023-011, **Amendments to the Town of Lindsay Official Plan and Town of Lindsay Zoning By-law 2000-75 at 77-83 William Street North, Lindsay – Muskoka D&M Corp. – Applications D01-2022-008 and D06-2022-033**, be received; and

That PLAN2023-011 respecting Applications D01-2022-008 and D06-2022-033 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

4. Deputations

4.1 PC2023-02.4.1

Jay Allen

Relating to Item 6.1 (Report PLAN2023-010 on the Agenda)

Jay Allen advised that he was present to answer any questions the Committee may have in relation to Report PLAN2023-010, being an application to amend the Township of Fenelon Zoning By-Law at 327 Snug Harbour Road. There were no questions from the Committee.

PAC2023-009

Moved By Deputy Mayor Richardson

Seconded By P. O'Reilly

That the deputation of Jay Allen, **regarding Item 6.1 being Report PLAN2023-010 on the Agenda**, be received.

Carried

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2023-010

Amend the Township of Fenelon Zoning By-law 12-95 at 327 Snug Harbour Road, Fenelon, 2779722 Ontario Limited and 2779723 Ontario Limited

Richard Holy, Director of Development Services

Mr. Holy provided an overview of Report PLAN2023-010, being Application D06-2022-029. The application includes a zoning by-law amendment for two properties identified as 327 Snug Harbour Road in the Geographic Township of Fenelon. A Public Meeting was held on November 30, 2022. The proposal is to permit a 27-unit vacant land plan of condominium development. The draft plan of condominium will allow the creation of the residential lots and common elements, including the internal roads, stormwater management features, and marina boat storage and ancillary storage block for the condominium users. The existing four-plex dwelling will be converted into a marina/development office with short-term rental accommodations.

PAC2023-010

Moved By P. O'Reilly

Seconded By M. Barkwell

That Report PLAN2023-010, **Amend the Township of Fenelon Zoning By-law 12-95 at 327 Snug Harbour Road, Fenelon, 2779722 Ontario Limited and 2779723 Ontario Limited – Application D06-2022-029**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix C to Report PLAN2023-010, be adopted by Council; and

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

Carried

6.2 ENG2023-003

Assumption of Bromont The Country Club Subdivision, Lindsay

Christina Sisson, Manager, Development Engineering

Ms. Sisson provided an overview of their report noting the history of the related development in the area. Ms. Sisson stated that staff are recommending assumption of the roads and infrastructure as per the draft by-law attached to their report.

PAC2023-011

Moved By Mayor Elmslie

Seconded By J. Willock

That Report ENG2023-003, **Assumption of Bromont The Country Club Subdivision, Lindsay**, be received;

That the Assumption of Bromont The Country Club Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix B to Report ENG2023-003 be approved and adopted by Council; and

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

Carried

6.3 ENG2023-004

Assumption of Bromont 90 Logie Street Subdivision, Lindsay

Christina Sisson, Manager, Development Engineering

Ms. Sisson provided an overview of their report noting the history of the related development in the area. Ms. Sisson stated that staff are recommending assumption of the roads and infrastructure as per the draft by-law attached to their report.

PAC2023-012

Moved By Deputy Mayor Richardson

Seconded By M. Barkwell

That Report ENG2023-004, **Assumption of Bromont 90 Logie Street Subdivision, Lindsay**, be received;

That the Assumption of Bromont 90 Logie Street Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2023-004 be approved and adopted by Council; and

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

Carried

6.4 ENG2023-005

Pre-Servicing of Subdivision Lands Policy No. 071-EPW-004 Updates and Recommendation for 2023

Christina Sisson, Manager, Development Engineering

Ms. Sisson provided an overview of the proposed amendments for the Pre-Servicing of Subdivision Lands Policy and outlined that the amendments primarily pertain to pre-servicing, earthworks, grading and subdivision design. The amendments are intended to set a clear expectation with regard to clarity of language, clarity of definitions, a two phase approach to the pre-servicing expectation and the requirements as per each phase.

PAC2023-013

Moved By P. O'Reilly

Seconded By Deputy Mayor Richardson

That Report ENG2023-005, **Pre-Servicing of Subdivision Lands Policy No. 071-EPW-004 Updates and Recommendations for 2023**, be received;

That the proposed updates to the current policy, substantially in the form attached as Appendix A, to Report ENG2023-005 be approved by Council and placed in the Policy Manual in the new City format;

That the proposed template of the Pre-Servicing Agreement, substantially in the form attached as Appendix B be approved by Council; and

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

Carried

7. Adjournment

PAC2023-014

Moved By Mayor Elmslie

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 2:27 p.m.

Carried