

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

**PC2023-03**  
**Wednesday, April 5, 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**

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

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services R. Holy and Manager of Development Engineering C. Sisson were also in attendance.

Absent: Deputy Mayor T. Richardson

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

**PAC2023-015**

**Moved By** Mayor Elmslie

**Seconded By** M. Barkwell

**That** the agenda for the Wednesday, April 5, 2023 Planning Advisory Committee Meeting be adopted as circulated.

**Carried**

**2. Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**3. Public Meeting Reports**

**4. Deputations**

**5. Correspondence**

**6. Regular and Returned Reports**

6.1 PLAN2023-015

**Subdivision Agreement for Hygge Towns Subdivision, Lindsay and Condominium Description Exemption Application - Fernbrook Homes (Lindsay 2021) Ltd.**

Richard Holy, Director of Development Services

Mr. Holy provided an overview of his reports and confirmed that on December 20, 2019, Council granted draft plan approval to the Plan of Subdivision in accordance with the Planning Act. He summarized the report, explaining that the proposal is for 155 townhouse residential lots along with the transfer of Alcorn

Drive to the City to complete this road connection with Lindsay Street North. The individual residential lots will be parcels of tied land (POLTL's) and will be created by the lifting of part lot control once the plan of condominium is registered to create the internal road network, residential blocks, services and utilities, visitor parking areas, and open space areas. Staff are recommending that the subdivision agreement and condominium description exemption be forwarded to Council for approval. Mr. Holy responded to questions from the members of the Committee.

**PAC2023-016**

**Moved By** P. O'Reilly

**Seconded By** J. Willock

**That** Report PLAN2023-015, **Subdivision Agreement for Hygge Towns, Lindsay and Condominium Description Exemption Application by Fernbrook Homes (Lindsay 2021) Ltd.**, be received;

**That** the Subdivision Agreement for Hygge Towns, City of Kawartha Lakes, substantially in the form attached as Appendix D to Report PLAN2023-015 be approved by Council;

**That** the Application for Condominium Description Exemption filed by GHD on behalf of Fernbrook Homes (Lindsay 2021) Ltd. for a 155 lot subdivision on Lindsay Street North and Alcorn Drive, respecting Part of Lot 3, Block X, Registered Plan No. 1 and Part of Lot 24, Concession 5, geographic Township of Ops, 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**

6.2 Verbal Update

**Update on Rural Zoning By-law Consolidation Project**

Richard Holy, Director of Development Services

Mr. Holy provided a brief overview of the Rural Zoning By-law Consolidation Project (including an introduction of [the second draft of the proposed by-law](#)), and invited the members of the Planning Advisory Committee to participate in a Virtual Public Open House being held on April 11, 2023 from 6:00-8:00 p.m. Mr. Holy responded to questions from the members of the committee.

Interested parties are encouraged to direct questions and concerns to Jonathan Derworiz at 519-904-1761 or [jonathan.derworiz@wsp.com](mailto:jonathan.derworiz@wsp.com)

**PAC2023-017**

**Moved By** Mayor Elmslie

**Seconded By** Councillor Warren

**That** the update from Richard Holy, Director of Development Services, regarding the Rural Zoning By-law Consolidation Project, be received.

**Carried**

**7. Adjournment**

**PAC2023-018**

**Moved By** M. Barkwell

**Seconded By** J. Willock

**That** the Planning Advisory Committee Meeting adjourn at 1:31 p.m.

**Carried**