

The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2023-07

Wednesday, August 9, 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

Alternate Members:

Councillor Ron Ashmore

Councillor Charlie McDonald

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1. Call to Order and Adoption of Agenda

Deputy Clerk and Recording Secretary J. Watts called the meeting to order at 1:00 p.m. Mayor D. Elmslie, Councillors R. Ashmore, and C. McDonald and Committee Members M. Barkwell, P. O'Reilly, and J. Willock were in attendance.

Director of Development Services R. Holy, Manager of Development Engineering C. Sisson, and WSP Senior Planners J. Derworiz, M. Rodrigues, and B. Gauthier were also in attendance.

Absent: Deputy Mayor Richardson, Councillor P. Warren, and A. Veale

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

1.1 Appointment of Acting Chair

With the absence of the Chair and the Vice-Chair, the Deputy Clerk and Recording Secretary J. Watts called for the temporary appointment of an Acting Chair for the meeting.

P. O'Reilly was nominated. Mr. Watts asked Mr. O'Reilly if he wished to let his name stand for Acting Chair of the Planning Advisory Committee. He consented to the nomination.

Mr. Watts called a second time for nominations for the position of Acting Chair.

Mr. Watts called for a third and final time for nominations for the position of Acting Chair.

Mr. Watts declared nominations for the position of Acting Chair for the Planning Advisory Committee closed and declared P. O'Reilly as Acting Chair of the Planning Advisory Committee by acclamation.

Mr. O'Reilly assumed the position as Acting Chair of the Planning Advisory Committee, and thanked the committee.

1.2 Adoption of the Agenda

PAC2023-048

Moved By J. Willock

Seconded By M. Barkwell

That the agenda, as amended, for the Wednesday, August 9, 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

The Acting 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 matter.

3.1 PLAN2023-039

City of Kawartha Lakes Rural Zoning By-law Review - Statutory Public Meeting

Jonathan Derworiz, Senior Planner, RPP, MCIP (WSP)

Bobby Gauthier, Practice Lead, Urban and Community Planning, RPP, MCIP (WSP)

Matthew Rodrigues, Senior Planner, RPP, MCIP (WSP)

3.1.1 Public Meeting

The Acting Chair requested staff to advise on the manner of giving notice for the proposed City of Kawartha Lakes Rural Zoning By-law.

Mr. Derworiz confirmed that the required notice was given in accordance with the Planning Act. He summarized the report, explaining that it proposes to develop a new comprehensive zoning by-law for the City's rural areas that aligns with the current Kawartha Lakes Official Plan, reflecting contemporary zoning practices, and consolidating 14 existing in-effect zoning by-laws. The City's existing rural zoning by-laws date as far back as the 1970s and do not align with current City of Kawartha Lakes Official Plan (CKLOP) policy. Mr. Gauthier, Mr. Rodrigues and Mr. Derworiz provided an overview of their presentation (attached to the minutes) and covered the following themes:

- Project Foundations and History;
- Objectives and Highlights;
- Changes in the Final Draft; and
- Next Steps

They summarized the commenting process to date, as detailed in the report, noting that the comment period is open until Friday, September 1, 2023. Staff are recommending that the Rural Zoning By-law be referred back to staff for final

review of all comments received. They and Mr. Holy responded to questions from members of the Committee.

The Acting Chair inquired three times if anyone wished to speak to the proposed Kawartha Lakes Rural Zoning By-law.

No persons spoke at the Statutory Public Meeting.

The Public Meeting concluded at 2:08 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2023-049

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2023-039, **Rural Zoning By-law Review – Statutory Public Meeting**, be received; and

That Report PLAN2023-039 and the draft Rural Zoning By-law be referred back to Staff for a further recommendation report to be presented to Planning Advisory Committee upon receipt and review of all agency/department, Council, and public comments.

Carried

4. Deputations

4.1 Kayly Robbins, Weston Consulting (on behalf of Regis Homes Limited)

Relating to Item 6.1 (Report PLAN2023-036) on the Agenda

Kayly Robbins spoke on behalf of the applicant for the application relating to Report PLAN2023-036 and stated that they have reviewed the staff report and agreed with the recommendations. She made herself available for any questions.

PAC2023-050

Moved By Mayor Elmslie

Seconded By Councillor Ashmore

That the deputation of Kayly Robbins, regarding Report PLAN2023-036 (Item 6.1 on the Agenda), be received.

Carried

5. Correspondence

6. Regular and Returned Reports**6.1 PLAN2023-036****Application to amend the Town of Lindsay Zoning By-law 2000-75 together with a Draft Plan of Subdivision on Alcorn Drive, Lindsay - Regis Homes Limited**

Richard Holy, Director of Development Services

Mr. Holy confirmed that a Public Meeting on this matter was held on February 9, 2022 in accordance with the Planning Act. He summarized the application, explaining that it proposes to create a 63-unit residential plan of subdivision consisting of 9 lots for single detached dwellings, 7 lots for 14 semi-detached dwellings and 10 blocks for 40 townhouse dwelling units. The subdivision will allow for strategic street connections within the area between Alcorn Dr., Victoria Ave N., William St. N. and Lindsay St. N. The townhouse blocks will be further subdivided using the Part Lot Control provision of the Planning Act, which allows the lots to be sold separately without requiring consent applications to create each lot. The lots for the individual townhouses and semi-detached dwellings will all be freehold. The applications were originally submitted by Dunster Investments Inc. in 2017 for Woods of Jennings Creek (WOJC) – Phase 2 and was subsequently sold and purchased by the current owner Regis Homes Limited c/o Spencer Feeley who resubmitted applications on September 17, 2021 with minor revisions to the draft plan of subdivision and zoning by-law amendment. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan. Mr. Holy summarized the comments received to date, as detailed in the 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. Mr. Holy and Mr. Watts responded to questions from the members of the Committee relating to the Street Naming Policy issues raised. The Chair also permitted Ms. Robbins to respond to an additional question.

PAC2023-051

Moved By M. Barkwell

Seconded By Councillor McDonald

That Report PLAN2023-036, Regis Homes Limited – Applications D05-2017-001 and D06-2017-019, be received;

That the Draft Plan of Subdivision (16T-17501), Application D05-2017-001, as shown on Appendix B and the conditions substantially in the form attached as Appendix C to Report PLAN2023-036, be referred to Council for approval and adoption;

That the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2023-036, 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

7. Adjournment

PAC2023-052

Moved By Mayor Elmslie

Seconded By Councillor McDonald

That the Planning Advisory Committee Meeting adjourn at 2:32 p.m.

Carried