

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

**PC2023-08**  
**Wednesday, September 13, 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, Deputy Mayor T. Richardson, Councillor P. Warren, and Committee Members P. O'Reilly, and J. Willock were in attendance.

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

Absent: Member M. Barkwell

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

**PAC2023-053**

**Moved By** Deputy Mayor Richardson

**Seconded By** Councillor Warren

**That** the agenda for the Wednesday, September 13, 2023 Planning Advisory Committee Meeting be adopted as amended and 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 PLAN2023-047

**Application to Amend the Township of Fenelon Zoning By-law 12-95 at Ranchers Road and Long Beach Road, Cameron - Flato Development Inc.**  
Jonathan Derworiz, Senior Planner - WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

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. 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 rezone the subject lands to permit development of a resource-based recreational development including a golf course and associated uses, a marina, 423 recreational dwellings units in the form of 84 rental dwelling units, and 339 ownership dwelling units. Further review of the application is required to determine 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 public comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional written comments were received (and circulated to the committee members) from the following individuals:

- A. McDonald;
- C. Konzuk;
- P. Handley;
- W. Denby;
- S. Ledoux;
- D. Sinclair;
- R. Hartjes;
- J. Jones;
- R. McColeman;
- J. Kennedy;
- L. Dymant;
- P. Petrosoniak;
- G. Banman;
- M. and R. Carroll;
- B. Duff;
- D. Thomas;
- B. and C. Francis;
- N. and S. Arbour;
- W. Fisher;
- P. Kuhne;
- J. Walmsley;
- S. Cressman;
- C and G. Link;
- J. Warren;
- B. Campkin;

- N. Crawford;
- E. Mihaylov;
- C. Dymont;
- R. Blackwell;
- C. Shiarizza;
- A. and T. Worsley;
- K. Madden; and
- S. Keesmaat

He summarized the comments generally noting issues with:

- Traffic on Long Beach Road and Ranchers Road;
- Lack of existing infrastructure along roads; and
- Location and ownership of water and sewage services;

He further noted that additional consultation with the Stage 2 Archeological Assessment has been requested by Alderville First Nation. Staff are recommending that the application be referred back to staff until technical reviews have been completed and comments from the public have been addressed. Mr. Derworiz responded to questions from the Committee. The Chair inquired if the applicant wished to speak to the application. Matthew Cory of Malone Given Parsons Ltd. (MGP) spoke as the applicant on behalf of the owner, and provided an overview of his presentation which is attached to the minutes. His presentation covered the following themes:

- Site context and proposed concept plan;
- Proposed privately owned servicing with a condo corporation ownership model;
- Review of the Kawartha Lakes Official Plan and Fenelon Zoning By-law 12-95;
- Existing natural heritage system;
- Proposed amendment to Zoning By-law.

He noted that the resource based recreation use would have a seasonality to it (golf course, marina, etc.), however, would not be limited to three season use only. He further noted that many members of the developer's team were present to answer any questions, and Mr. Cory responded to questions from the members of the committee.

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

Neil Arbour summarized his written correspondence and spoke in favour of the application noting:

- The proposal may attract professionals to the community;

- Proposal would utilize underused lands; and
- Proposal would protect environment.

Scott Cressman spoke on behalf of a group of residents and summarized his written correspondence, and noted that while they are not in opposition to the proposal he expressed the following concerns:

- Traffic study for Long Beach Road is insufficient and ignores seasonal changes in traffic;
- Current insufficient Long Beach Road infrastructure including requests for lowered speed limits, sidewalks, seasonal speed bumps along Long Beach Road; and
- Proposed 'Street 10' should be moved to Rodman Drive instead of creating a new Long Beach Road intersection;
- Interest in future public meetings.

Sylvia Keesmaat summarized her written correspondence and spoke in opposition to the proposal on behalf of a group of 250 petition signers opposing the rezoning of the land and noted the following concerns:

- Risk of increased fertilizers, pesticides and boating related pollution into Sturgeon Lake and nearby wells;
- Risk of damage of habitat for 12 at-risk species;
- Elevated impact on local roads and hospitals;
- Lack of affordable housing options;
- Impact from Short Term Rentals in proposed vacation dwellings;
- Whether a private servicing system is permitted;
- Seasonality of the ongoing uses proposed;
- Need for peer reviews of environmental studies; and
- Public access to former government dock.

Joanne Jones summarized her written correspondence and spoke in opposition to the proposal and presented the following concerns:

- Loss of farmland and agricultural community;
- Increased traffic and damage from construction vehicles;
- New road entrance proposed at top of hill on Ranchers Road;
- Loss of rare vegetation, habitat for migratory birds, and geological features like drumlins and alvar;
- Increases in density of proposal from 100 to 430 units;
- Need for peer review of environmental, and geological studies; and
- Public access to former government dock.

William Denby summarized his written correspondence and spoke in opposition to the proposal and presented the following concerns:

- Ownership of the land proposed for development;
- Lack of consultation with area First Nations communities;
- Potential loss of First Nations burial grounds;
- Current archeological studies being insufficient; and
- The need for future increased dialogue with community.

Bradley Campkin summarized his written correspondence and spoke in favour of the proposal and noted the following:

- Ideal location for a retirement community;
- Positive community involvement by Flato prior to the Public Meeting;
- Desire in community for a monthly newsletter to avoid rumours and uncertainty;
- Lack of park with playground equipment for community use;
- Concern for future effects of freshwater wells.

Rosemary McColeman summarized her written correspondence and spoke in opposition to the proposal presenting the following concerns:

- Future health of Sturgeon Lake as a critical water source for the area;
- Runoff and drainage from limestone bedrock in the community towards the lake;
- Need for peer review of environmental assessments; and
- That details of proposal are not available at the Zoning By-law Amendment stage.

Douglas Shaw spoke in opposition to the proposal raising the following concerns:

- How previous developments in the GTA have caused ecological damage;
- Loss of farmland;
- Increases in nitrate and affluent levels in lake from manicured lawns;

Patricia Mallais spoke in opposition to the proposal raising the following concerns:

- Lack of access to proposed community;
- Insufficient police and fire service in the area; and
- Lack of affordable housing in the area.

Brett Chandler spoke in opposition to the proposal raising the following concerns:

- Scale of proposal when local severances of farmland is denied;

- Drainage and potential water runoff into Sturgeon Lake; and
- Limitations to development in the geographic area.

Peter Petrosniak summarized his written correspondence and spoke in opposition to the proposal raising the following concerns:

- Lack of doctors, primary care, and emergency services in area;
- Suggestions that the proposed seasonal use of the development won't preclude year round use;
- Loss of farmland;
- Issues with quality and quantity of water in area;
- Area environmental damage from golf courses with pesticide, herbicide and phosphate usage; and
- Alleged involvement of the developer with the ongoing Greenbelt RCMP investigation.

No other persons spoke to the application.

The Chair permitted Mr. Cory to respond to issues raised by the members of the public. Mr. Cory confirmed that all public comments have been heard, and will be reviewed including:

- Functional reviews of the impact along Ranchers Road and Long Beach Road;
- Sturgeon Lake water quality and water table being a paramount concern;
- Stormwater collection and runoff;
- Lack of park in the community;
- Effects on capacity for police, fire, and health care;

Mr. Cory summarized the proposal stating that the access to the lake and the marina is part of making this a resourced based development, and that while there will be an increase of people in the area, the proposal has a seasonality to it. Mr. Cory, Mr. Derworiz, and Mr. Holy responded to questions from the committee members.

The Public Meeting concluded at 2:41p.m.

### 3.1.2 Business Arising from the Public Meeting

#### **PAC2023-054**

**Moved By** P. O'Reilly

**Seconded By** J. Willock

**That Report PLAN2023-047, Township of Fenelon Zoning By-law Amendment for Vacant and Agricultural Land East of Ranchers Road, Part**

**Lots 9, 10, 11 Concession 8, Geographic Township of Fenelon**, be received for information; and

**That** the report be referred back to staff for processing until the review of public comments and the technical studies has been completed.

**Carried**

The meeting recessed at 2:46p.m. and reconvened at 2:56p.m.

3.2 PLAN2023-046

**Application to Amend the Township of Eldon Zoning By-law 94-14 at 1323 Kawartha Lakes Road 46, Lorneville - Rodin**

Jonathan Derworiz, Senior Planner - WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.2.1 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. 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 rezone the subject site from the Agricultural Exception Three (A1-3) Zone to the Hamlet Residential (HR) Zone, to recognize zoning deficiencies of the subject site in support of a future consent application to create one severed, and one retained 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. Derworiz 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 forwarded to Council for approval.

The Chair inquired if the applicant wished to speak to the application. The applicant was not present.

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

No persons spoke to the application.

The Public Meeting concluded at 3:02p.m.

### 3.2.2 Business Arising from the Public Meeting

#### **PAC2023-055**

**Moved By** Councillor Warren

**Seconded By** Mayor Elmslie

**That** Report PLAN2023-046, **Township of Eldon Zoning By-law Amendment for 1323 County Road 46**, be received;

**That** a Zoning By-law, respecting application D06-2023-016, substantially in the form attached as Appendix D to Report PLAN2023-046 be approved for adoption by Council; and

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

**Carried**

### 3.3 PLAN2023-045

#### **Application to Amend the Township of Verulam Zoning By-law 6-87 at 17 Bellamy Road, Bobcaygeon - Hamilton Group / Young**

Jonathan Derworiz, Senior Planner - WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

#### 3.3.1 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. 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. They summarized the application, explaining that it proposes to sever a surplus farm dwelling on approximately 0.56 hectares of land deemed surplus to the needs of the farming operation, as well as the consolidation of approximately 26.91 hectares of retained agricultural land with an abutting agricultural lot (benefiting lot). The proposal seeks to rezone the severed lot from the General Rural (A1) Zone, to the Rural Residential (RR) Zone. The current zoning of the retained lot will be maintained. 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 their 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. They responded to questions from members of the Committee.

The Chair inquired if the applicant wished to speak to the application. The applicant was not in attendance.

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

No persons spoke to the application.

The Public Meeting concluded at 3:10 p.m.

### 3.3.2 Business Arising from the Public Meeting

#### **PAC2023-056**

**Moved By** Mayor Elmslie

**Seconded By** Deputy Mayor Richardson

**That** Report PLAN2023-045, **former Township of Verulam Zoning By-law 6-87 at 17 Bellamy Road**, be received;

**That** a Zoning By-law, respecting application D06-2023-013, substantially in the form attached as Appendix D to Report PLAN2023-045 be approved for adoption by Council; and

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

**Carried**

### 3.4 PLAN2023-044

#### **Application to Amend the Township of Emily Zoning By-law 1996-30 at 431 Meadowview Road, Omeme - Hickey**

Jonathan Derworiz, Senior Planner - WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

#### 3.4.1 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. 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 rezone a portion of subject site from the Agricultural

(A1) Zone, to the Rural Residential (RR) Zone to facilitate the conditions for the creation of a retirement lot for a bona-fide farmer. Following an approval, a consent to sever application would be forthcoming to facilitate the creation of the infill residential retirement lot. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan can be satisfied upon sufficient demonstration of the bona-fide farmer status. Mr. Derworiz summarized the comments received to date, as detailed in their report, noting that subsequent to the writing of the report, that no additional comments were received. Staff are recommending that the application be referred back to staff until technical reviews have been completed and comments from the public have been addressed. He responded to questions from members of the Committee.

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

Marnie Saunders of D.M Wills spoke (with Lisa Hickey present) as the applicant. She noted that the peer review of the noise study is not anticipated to return negative comments, and that documentation has been provided to confirm the bona-fide farmer status. Ms. Saunders recommended that the application be forwarded to Council as due diligence has been completed to allow the consent as a retirement farm lot.

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

No persons spoke to the application.

The Public Meeting concluded at 3:24p.m.

#### 3.4.2 Business Arising from the Public Meeting

##### **PAC2023-057**

**Moved By** Deputy Mayor Richardson

**Seconded By** Councillor Warren

**That** Report PLAN2023-044, **Township of Emily Zoning By-law Amendment for 431 Meadowview Road**, be received for information; and

**That** a By-law to implement the proposed zoning by-law amendment respecting application D06-2023-012 be prepared and referred to Council for approval and adoption; and

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

**Carried**

**4. Deputations**

**4.1 Matthew Cory, MGP Ltd.**

Relating to Item 6.1 on the Agenda (Report PLAN2023-048)

Mr. Cory stated that this Draft Plan has been a long time coming, and supported the staff recommendations in the report. He noted that while some of the red-line edits need additional work, that there is room to resolve issues with staff on these and any additional engineering requirements. He stated that it was appropriate for staff to approve the recommendation.

**PAC2023-058**

**Moved By** J. Willock

**Seconded By** Mayor Elmslie

**That** the deputation of Matthew Cory, regarding Report PLAN2023-048 (Item 6.1 on the Agenda), be received.

**Carried**

**5. Correspondence**

**6. Regular and Returned Reports**

**6.1 PLAN2023-048**

**Draft Plan of Subdivision (16T-22503) on KL Road 36, Ops - Flato Community Lindsay Inc.**

Richard Holy, Director of Development Services

Mr. Holy confirmed that a Public Meeting on this matter was held on October 12, 2022 in accordance with the Planning Act. He summarized the application, explaining that it proposes a total of 113 townhouse units; three blocks for future development; a block for a stormwater management facility; a parkette; and a pedestrian walkway block to the adjacent school property and five new municipal roads. The proposed draft plan is included as Appendix B. The primary reason for the change is to remove the previous subdivision entrance and relocate this to the final location as proposed. The revised plan also provides a shorter overland flow route to the proposed stormwater management pond located in its ultimate location to the east. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Lindsay Secondary Plan. Mr. Holy summarized the comments received to date, as detailed in their 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 responded to questions from the members of the Committee.

**PAC2023-059**

**Moved By** P. O'Reilly

**Seconded By** J. Willock

**That** Report PLAN2023-048, **Draft Plan of Subdivision (16T-22503) on KL Road 36, Township of Ops, Flato Community Lindsay Inc. (D05-2022-003)** be received;

**That** the Draft Plan of Subdivision (16T-22503), as shown on Appendix B together with the conditions substantially in the form attached as Appendix C and red-line revisions attached as Appendix D to Report PLAN2023-048, be referred to Council for approval and adoption; and

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

**Carried**

**7. Adjournment**

**PAC2023-060**

**Moved By** Deputy Mayor Richardson

**Seconded By** Councillor Warren

**That** the Planning Advisory Committee Meeting adjourn at 3:40p.m.

**Carried**