

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

**PC2023-11**  
**Wednesday, November 29, 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. Deputy Mayor T. Richardson, 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, Manager of Development Engineering C. Sisson, and M. Alexander of WSP Canada Inc. were also in attendance.

Absent: Mayor D. Elmslie

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present. He also recognized that this would be the last Planning Advisory Committee for Director of Development Services R. Holy prior to his retirement at the end of the year. Chair Veale, on behalf of the committee, thanked Mr. Holy for his years of service to the community. Mr. Holy thanked the committee and expressed how he has truly enjoyed working for the municipality.

**PAC2023-074**

**Moved By** J. Willock

**Seconded By** Councillor Warren

**That** the agenda for the Wednesday, November 29, 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 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. The Chair requested staff to advise on the manner of giving notice for each of the proposed applications. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

**3.1 PLAN2023-063**

**Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 on Vacant Land on Duke Street - Market Square Non-Profit Housing Corp.**

Matt Alexander, Practice Lead, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

### 3.1.1 Public Meeting

Mr. Alexander 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. They summarized the application, explaining that it proposes to rezone the site to permit the development of a 2-storey 22-unit rental apartment building containing one community room and office, one maintenance room, and one garbage room. The intent is that this will be an affordable rental unit apartment building, operated by a non-profit organization. It should be noted that the applicant is willing to consult with the municipality to determine the type of affordable housing (rent-geared-to-income or rent controlled) to be implemented as part of this proposal. To facilitate this residential development, the applicant is proposing to rezone the property from Restricted Industrial (M1) Zone to Urban residential Type Four Exception Twelve (R4-S12) to permit the proposed development. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Victoria County Official Plan will be determined upon full review of the technical studies submitted by the applicant. Mr. Alexander 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 D. and L. C. Thibadeau. Staff are recommending that the application be referred back to staff until technical reviews have been completed. He responded to questions from members of the Committee.

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

Aditya Srinvas spoke as the applicant on behalf of the owner and stated that all 22 units would be affordable housing, and further consultation with the City will determine what model of rental arrangement for each unit. He provided a summary of the proposed amendment and noted that others involved with the Market Square Non-Profit Housing Corporation application were available if there were any questions. Mr. Srinvas, Steve Oliver, and Pat Dunn responded to questions from the members of the committee.

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

Mary Ann Fitzpatrick spoke in support of the application expressing the current need for affordable housing in the community to address the issue of homelessness. She expressed support for the design of the proposed building,

stated that little impact would be had on traffic, and requested that all those involved do everything they can to expedite the process.

Doug Ford, a neighbouring property owner expressed concerns about the proposal including potential increase of traffic, and the request to reduce the parking requirements. He questioned the effect of having a 22 unit development right beside his property, and expressed concern that there may be desire to cross his property to access Tommy Anderson Park to the north. He also expressed concern that traffic towards the development may get stuck along Jane Street in his driveway, which will not provide access to the proposal. He responded to questions from the members of the committee.

No other persons spoke to the application.

The Public Meeting concluded at 1:39 p.m.

### 3.1.2 Business Arising from the Public Meeting

#### **PAC2023-075**

**Moved By** M. Barkwell

**Seconded By** P. O'Reilly

**That** Report PLAN2023-063, **Village of Bobcaygeon Zoning By-law Amendment Vacant Land on Duke Street**, be received for information; and

**That** Report PLAN2023-063, Village of Bobcaygeon Zoning By-law Amendment Vacant Land on Duke Street, be referred back to staff to address public and agency comments and for further review of the technical studies.

**Carried**

### 3.2 PLAN2023-064

**Application to Amend the City of Kawartha Lakes Official Plan and Township of Verulam Zoning By-law 6-87 at land adjacent to Peller Court, Bobcaygeon - Rolling Hills Residents Association, Morrallee**

Shannon Holness, Project Planner, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

#### 3.2.1 Public Meeting

Mr. Alexander spoke on behalf of S. Holness and 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 amend the Official Plan designations "Development Plan Area Five" (DP-5) on Schedule

'A-5', and "Nature Reserve" on Schedule 'E' with Provincially Significant Wetlands (PSW) and Fish Habitat identified on Schedule 'B-5', to recognize the placement of existing docks and to allow permissions for the development of future docks on the site. To facilitate this docking request, the applicant is proposing to amend the Township of Verulam Zoning By-Law from "Open Space Special Exception Ten" (OS-10) to "Open Space Special Exception XX" (OS-XX) to permit the placement of docks on the site. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be determined upon further review of the technical studies. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report, 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 DM Wills spoke as the applicant and summarized the application stating that they are proposing to recognize the existing docks, and an additional 3 docks while minimizing impact to the environment and fish habitat. They are also seeking for the removal of the designated beach area, and replacing it with native vegetation. She noted that the lands are owned by the landowners in the area and they are supportive of the proposal. She responded to the questions from the members of the committee.

Keith Morrallee spoke on behalf of the Rolling Hills Estates Homeowners Association and the numbered company which owns the property, and provided an overview of his correspondence that was submitted to the members of the committee. He provided a history of the ownership of the property, and the development in the area, and summarized conversations had between the association, Kawartha Conservation, and the Trent Severn Waterway. He confirmed the support of the association while ensuring the protection of the environment. He responded to questions from the members of the committee.

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

No persons spoke to the application.

The Public Meeting concluded at 2:10 p.m.

### 3.2.2 Business Arising from the Public Meeting

**PAC2023-076**

**Moved By** Councillor Warren

**Seconded By** Deputy Mayor Richardson

**That** Report PLAN2023-064, **City of Kawartha Lakes Official Plan and Township of Verulam Zoning By-Law Amendments for Block 18, Peller Court**, be received for information; and

**That** Report PLAN2023-064, City of Kawartha Lakes Official Plan and Township of Verulam Zoning By-Law Amendments for Block 18, Peller Court, be referred back to staff to address public and agency comments and for further review of the technical studies.

**Carried**

3.3 PLAN2023-065

**Application to Amend the Township of Emily Zoning By-law 1996-30 together with a Draft Plan of Subdivision at 72 Valley Road, Omeme - Nelson**

Shannon Holness, Project Planner, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.3.1 Public Meeting

Mr. Alexander on behalf of S. Holness 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 noted that while an incorrect property address was posted on the circulated notice, that the legal description of the property was accurate, and requested the consent of the committee to proceed with the Public Meeting. The committee requested to proceed.

He summarized the application, explaining that it proposes to introduce a revised draft plan of subdivision that would reduce the previous draft plan subdivision known as the Harvest Moon Subdivision from 51 lots to 21 lots. To facilitate the revision, the applicant proposes to rezone portions of the land from the “Rural Residential Type Two (RR2) Zone” and “Rural Residential Type Two Exception Four (RR2-4) Zone” to the “Environmental Protection (EP) Zone”, and “Open Space Exception XX (OS-XX) Zone”. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be determined upon full review of the technical submissions. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report,

additional comments were received from S. Ray. Staff are recommending that the application be referred back to staff until technical reviews have been completed. He responded to questions from members of the Committee.

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

Tom deBoer of TD Consulting spoke on behalf of the owner and provided an overview of the history of the proposed 21 lot subdivision. He noted that the lands currently drain generally towards the east, and the lands to the south are not developable. He noted that the proposed Stormwater Management facility will allow for drainage to the south, once the water has been captured for cleaning.

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

Steve Ray a resident on Riverview Road expressed concerns with the drainage in the area, and noted that water from the property often drains on to his property. He noted concerns that subdivision landscaping may cause water to flow off much more quickly, and for the aquifer and water supply. He responded to questions from the members of the committee.

Rolf Bittner a resident on Valley Road expressed concerns with the proposal stating that the lands could have remained agricultural lands. He provided an overview of the history of the various applications on the property, and stated that the current drawing is difficult to read and that due to the terrain the drainage on the lands varies seasonally. He stated that the setbacks to agricultural buildings and environmental features in the area should be reviewed, and that he does not feel there should be any housing on the property at all.

No other persons spoke to the application.

The Chair permitted Mr. deBoer to respond to the issues raised. Mr. deBoer offered to meet on site and to supply requested documentation to the interested parties. He stated that drainage will directed towards the road and stormwater system, and that the original land use was established in the 1990s, however the Planning rationale is still valid. He noted the lands to the east could remain as an important bird habitat and that the MDS has been updated recently.

The Public Meeting concluded at 2:45 p.m.

### 3.3.2 Business Arising from the Public Meeting

**PAC2023-077**

**Moved By** P. O'Reilly

**Seconded By** M. Barkwell

**That Report PLAN2023-065, Draft Plan of Subdivision and Township of Emily By-law Amendment for Part of Lot 4, Concession 12 on Valley Road, be received for information; and**

**That Report PLAN2023-065, Draft Plan of Subdivision and Township of Emily Zoning By-law Amendment for Part of Lot 4, Concession 12 on Valley Road, be referred back to Staff for processing until review of the technical studies has been completed.**

**Carried**

J. Willock left Council Chambers at 2:46pm and returned at 2:48pm.

### 3.4 PLAN2023-066

#### **Application to Amend the Township of Emily Zoning By-law 1996-30 at 10 Northside Road, Lindsay - Chakraborty**

Alyson Naseer, Project Planner, WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

#### 3.4.1 Public Meeting

Mr. Alexander presented on behalf of A. Naseer and 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 rezone the property from the Limited Service Residential Exception Four (LSR-4) Zone to Limited Service Residential Zone and Limited Service Residential Exception Eleven (LSR-11) Zone to permit two detached dwellings with one replacement dwelling on the island lot and one new dwelling on the mainland lot. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan will be determined upon full review of the technical submissions. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report additional comments were received from S. Figura and T. Greve. 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. Alexander and Mr. Holy responded to questions from members of the Committee.

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

Michael Fry of DG Biddle spoke as the applicant on behalf of the owner and stated that they have determined that space is available (while retaining



appropriate setbacks) on both lots for dwellings. He said the plan to rebuild the dwelling on the island will move the building to fully within the development constraint area. He thanked staff, and made himself available for any questions.

Staff confirmed that there was an error in the report and that the property is not on municipal services as noted on page 2 of 9 of the report.

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

Sophie Figura summarized her written correspondence and asked how would materials be transported to the island, and if there would be an effect to the boating channel.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the issues raised. Mr. Fry stated that no construction details were available at this time.

The Public Meeting concluded at 3:05p.m.

#### 3.4.2 Business Arising from the Public Meeting

##### **PAC2023-078**

**Moved By** Deputy Mayor Richardson

**Seconded By** J. Willock

**That** Report PLAN2023-066, **Township of Emily Zoning By-law Amendment for 10 Northside Road**, be received for information; and

**That** Report PLAN2023-066, Township of Emily Zoning By-law Amendment for 10 Northside Road, be referred back to staff to address public and agency comments and for further review of the technical studies.

**Carried**

The Committee recessed at 3:06pm and reconvened at 3:11pm.

#### **4. Deputations**

#### **5. Correspondence**

#### **6. Regular and Returned Reports**

##### 6.1 ENG2023-026

##### **Registered Subdivision Agreement Status Update**

Christina Sisson, Manager of Development Engineering

Ms. Sisson provided an overview of her report, noting that providing a status update to Council about developments where lots exist is for accountability and transparency to the public. She highlighted details about how her division supports developers to bringing the subdivisions to assumption. Ms. Sisson and Mr. Holy responded to specific questions about specific developments from the committee members.

**PAC2023-079**

**Moved By** Deputy Mayor Richardson

**Seconded By** Councillor Warren

**That** Report ENG2023-026, **2023 Registered Subdivision Agreement Status Update**, be received;

**That** Staff be directed to continue to provide annual updates for continued communication, process improvement, and to support the development community.

**Carried**

**7. Adjournment**

**PAC2023-080**

**Moved By** Councillor Warren

**Seconded By** M. Barkwell

**That** the Planning Advisory Committee Meeting adjourn at 3:18p.m.

**Carried**