

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

**PC2024-01**

**Wednesday, January 17, 2024**

**1:00 P.M.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**

**Mayor Doug Elmslie**

**Councillor Tracy Richardson**

**Councillor Pat Warren**

**Mike Barkwell**

**Patrick O'Reilly**

**Andrew Veale**

**Jason Willock**

**Alternate: Deputy Mayor C. 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, Deputy Mayor C. McDonald (Alternate), Councillors T. Richardson, and Committee Members M. Barkwell, P. O'Reilly, A. Veale, and J. Willock were in attendance.

Director of Development Services L. Barrie, Manager of Development Engineering C. Sisson, and M. Alexander, WSP Practice Lead, were also in attendance.

Absent: Councillor P. Warren

Mr. Watts welcomed all in attendance, introduced the committee and opened the meeting noting that this is the first meeting with the new Director of Development Services, L. Barrie. He then identified the process for the appointment of the Chair and Vice-Chair including a brief description of the roles.

### 1.1 Appointment of the Chair and Vice-Chair

Deputy Clerk and Recording Secretary J. Watts called for the nominations for the position of Chair.

A. Veale was nominated. Mr. Watts asked Mr. Veale if he wished to let his name stand for Chair of the Planning Advisory Committee. He consented to the nomination.

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

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

Mr. Watts declared nominations for the position of Chair for the Planning Advisory Committee closed and declared Councillor Veale as Chair of the Planning Advisory Committee by acclamation.

Chair Veale assumed the position as Chair of the Planning Advisory Committee, and thanked the committee.

Chair Veale called for the nominations for the position of Vice-Chair.

Councillor T. Richardson was nominated. Chair Veale asked Councillor Richardson if she wished to let her name stand for Vice-Chair of the Committee. She consented to the nomination.

Chair Veale called a second time for nominations for the position of Vice-Chair.

Chair Veale called for a third and final time for nominations for the position of Vice-Chair.

Chair Veale declared nominations for the position of Vice-Chair for the Planning Advisory Committee closed and declared Councillor T. Richardson as Vice-Chair of the Planning Advisory Committee by acclamation.

1.2 Adoption of the Agenda

**PAC2024-001**

**Moved By** J. Willock

**Seconded By** P. O'Reilly

**That** the agenda for the Wednesday, January 17, 2024 Planning Advisory Committee Meeting be adopted as circulated.

**Carried**

**2. Declarations of Pecuniary Interest**

M. Barkwell stated that he has no pecuniary interest in the application on Item 3.3 relating to a property on 'Barkwell' Lane.

There were no other 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 next Regular 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, and further advised how the public could participate in the Public Meeting portions of the agenda.

3.1 PLAN2024-001

**Application to Amend the Town of Lindsay Official Plan and Zoning By-law 2000-75 at 61 and 75 Logie Street, Lindsay - Kemp and Sweeney**

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 facilitate the development of 16 one-storey semi-detached dwellings units and 1 two-storey single detached dwelling unit. It would also support a future plan of condominium application with respect to the semi-detached units. The proposed Official Plan amendment to the Town of Lindsay Official Plan would designate the lands to “Residential.” The proposed amendment to the Town of Lindsay Zoning By-law would zone the lands to Residential One (R1) Zone and Residential Three (R3) Zone. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Lindsay Official Plan (or Lindsay Secondary Plan, should this plan be implemented prior to the approval of these applications) will be determined upon further review of the application. Mr. Alexander 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 back to staff until technical reviews have been completed. Mr. Alexander, Ms. Sisson and Ms. Barrie responded to questions from members of the Committee.

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

Tom deBoer spoke as the applicant on behalf of the owner. He inquired whether a previously submitted cheque for a peer review study would be processed if the peer review wasn't necessary, as indicated by Development Engineering staff. He made himself available for any questions from the member 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 1:22p.m.

### 3.1.2 Business Arising at the Public Meeting

#### **PAC2024-002**

**Moved By** P. O'Reilly

**Seconded By** Mayor Elmslie

**That** Report PLAN2024-001, **Town of Lindsay Official Plan Amendment and Town of Lindsay Zoning By-law Amendment** at Part of Park Lot Z, West of Logie South of George, 57R-3575 Part 1; Plan 9P Part of Lots 13 to 15, and Part of Park Lot Q West of Logie, North of George, be received for information; and

**That** Report PLAN2024-001, **Town of Lindsay Official Plan Amendment and Town of Lindsay Zoning By-law Amendment** at Part of Park Lot Z, West of Logie South of George, 57R-3575 Part 1; Plan 9P Part of Lots 13 to 15, and Part of

Park Lot Q West of Logie North of George, be referred back to Staff for processing until review of the technical studies has been completed.

**Carried**

### 3.2 PLAN2024-002

#### **Application to Amend the Town of Lindsay Official Plan and Zoning By-law 2000-75 with a Draft Plan of Subdivision at Block 72 on Logie Street - 2818162 Ontario Inc.**

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

#### 3.2.1 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 permit the development of 40 townhouse dwellings and 1 single detached dwelling. To facilitate the development, an Official Plan Amendment and a Zoning By-law Amendment are required to redesignate the subject site from “Institutions and Community Facilities” to “Residential” within the in-effect Lindsay Official Plan and to rezone the land from the “Community Facilities” (CF) zone to a site specific “Residential Multiple Two Zone” (RM2-X) zone for the proposed townhouses and a site specific “Residential Two” zone for the proposed single detached lot. The proposed development will be organized along a new proposed public road which will be accessed from Logie Street, with a density of approximately 25 dwelling units per gross hectare. The maximum height of the proposed dwellings will be 3-storeys (12 meters). The proposal will include 2 parking spaces per unit, consisting of one parking space within a garage and one on the driveway. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Lindsay Official Plan will be determined upon further review of the application. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report that WSP had not reviewed any additional comments that were received. The Chair confirmed correspondence from W. Thar had been circulated to the members of the committee prior to the meeting. Staff are recommending that the application be referred back to Staff until technical reviews have been completed. They responded to questions from members of the Committee.

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

Michael Bissett of Bousfields spoke as the applicant on behalf of the owner. He stated that a pressure treated fence for the properties fronting Logan and Maguire would be investigated. He further noted that stormwater runoff would be directed away from the existing homes in the area. He concluded that the 3 storey townhomes would be arranged in such a way that only one townhouse would flank the homes along Logan and Maguire. 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 1:35 p.m.

### 3.2.2 Business Arising at the Public Meeting

#### **PAC2024-003**

**Moved By** M. Barkwell

**Seconded By** Councillor Richardson

**That** Report PLAN2024-002, **Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Block 72 Logie Street** for Concession 6, Part of Lot 18, Block 72 Plan 57M-797, be received for information; and

**That** Report PLAN2024-002, Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Block 72 Logie Street for Concession 6, Part of Lot 18, Block 72 Plan 57M-797, be referred back to Staff for processing until review of the technical studies has been completed.

**Carried**

### 3.3 PLAN2024-003

#### **Application to Amend the United Townships of Laxton, Digby, and Longford Zoning By-law 32-83 at 31 Barkwell Lane, Norland - Ritchie**

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

#### 3.3.1 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 500 metres, and that a sign was posted on the subject property. They summarized the application, explaining that it proposes to facilitate a future land severance which will divide the subject lands. The rezoning will also provide additional protection to identified

natural features on site, including a wetland, watercourse, and woodland. The proposed severed lot is approximately 0.59 hectares in size (1.45 acres), and consists of a single detached dwelling and detached garage which is currently under construction, with associated private well and septic system. The proposed retained lot will be able to accommodate a building envelope for a potential future single detached dwelling, with private septic and well, outside of flood hazards. As the subject property does not currently meet the minimum lot area requirements of the Rural General (A1) Zone, a zoning by-law amendment is required for both the severed and retained parcels. The application proposes to rezone the portion of the proposed severed lot zoned General Rural (A1) Zone, to Limited Service Residential Exception XX (LSR-XX) Zone. The application also proposes to rezone the watercourse and wetland identified on site, including the vegetation protection zone of both features, to an Open Space Exception XX (O1-XX) Zone to provide protection to the natural features. 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 application. Mr. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report no further comments were received by WSP, however he emphasized Chippewas of Rama's request for further archeological studies. Staff are recommending that the application be referred back to staff for additional review. They responded to questions from members of the Committee.

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

Beverly Saunders of EcoVue Consulting spoke as the applicant on behalf of the owner. She stated that it was their opinion that no Official Plan amendment was required, and that the archeological study was sufficient for the development for the severed lot. She recommended that a condition could be placed on the development of the retained lot for further archeological studies should development be proposed at a later date. She summarized her correspondence that was circulated to the members of the committee and recommended alternate options for approval. Ms. Saunders and Mr. Alexander responded to questions from the committee.

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

No persons spoke to the application.

The Public Meeting concluded at 2:03p.m.

### 3.3.2 Business Arising from the Public Meeting

**PAC2024-004**

**Moved By** Councillor Richardson

**Seconded By** M. Barkwell

**That** Report PLAN2024-003, **United Townships of Laxton, Digby and Longford Zoning By-law Amendment at 31 Barkwell Lane**, be received for information; and

**That** Report PLAN2024-003, United Townships of Laxton, Digby and Longford Zoning By-law Amendment at 31 Barkwell Lane (File: D06-2023-028), be referred back to staff to address public and agency comments and for further review of the technical studies.

**Carried**

3.4 PLAN2024-004

**Application to Amend Town of Lindsay Official Plan and Zoning By-law 2000-75 with a Draft Plan of Subdivision for 139 Verulam Road South - Laz Developments Inc.**

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

3.4.1 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 permit a development of 88 three-storey townhouse units. These townhouses range from 6m-7m in width, with 23 units having frontage directly onto the future Dobson Street extension and 65 fronting onto a private common element street. The proposal also provides for 1.2 hectares of private outdoor amenity space which is situated above catchment tanks that provide stormwater management for the subject lands. The Official Plan Amendment is required to redesignate the lands from Future Residential to Residential which would permit the townhouse units. The Zoning By-law Amendment would rezone the subject lands in the Town of Lindsay Zoning By-law 2000-75 from Future Residential (FR) Zone to Residential Multiple One Special Exception XX (RM1-SXX (H)) Zone with a Holding Provision and site-specific standards. The holding provision is subject to the confirmation of servicing allocation. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan will be determined upon further review of the application.



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 the Development Engineering Division providing guidance on growth management matters. 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.

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

Marshall Smith of KLM Planning spoke as the applicant on behalf the owners, and provided an overview of his presentation which is attached to the minutes. The presentation summarized the following themes:

- Location and area context;
- Official Plan and Zoning By-law amendments;
- Development concept including elevations, and common element park; and
- Summaries of the documentation submitted to support the applications.

He also noted that work is being furthered on archeological studies, and he made himself available for any questions. 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 2:21p.m.

### 3.4.2 Business Arising from the Public Meeting

#### **PAC2024-005**

**Moved By** Councillor Richardson

**Seconded By** P. O'Reilly

**That** Report PLAN2024-004, **Town of Lindsay Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 139 Verulam Road South** (File Number: D01-2023-005, D06-2023-030, D05-2023-009), be received for information; and

**That** Report PLAN2024-004, Town of Lindsay Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 139 Verulam Road South (File Number: D01-2023-005, D06-2023-030, D05-2023-009), be referred back to

staff to address public and agency comments and for further review of the technical studies.

**Carried**

4. **Deputations**

5. **Correspondence**

6. **Regular and Returned Reports**

7. **Adjournment**

**PAC2024-006**

**Moved By** Mayor Elmslie

**Seconded By** Deputy Mayor McDonald

**That** the Planning Advisory Committee Meeting adjourn at 2:23 p.m.

**Carried**