

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

Wednesday, March 6, 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

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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, Councillors T. Richardson and 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 L. Barrie, Director of Public Works B. Robinson, Director of Engineering and Corporate Assets J. Rojas, Manager of Development Engineering C. Sisson, and WSP Practice Lead M. Alexander were also in attendance.

Absent: Member M. Barkwell

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

PAC2024-013

Moved By Councillor Richardson

Seconded By Councillor Warren

That the agenda for the Wednesday, March 6, 2024 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 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 PLAN2024-011

Applications to Amend the Official Plan, Township of Fenelon Zoning By-law 12-95, with a Draft Plan of Subdivision at 808 KL Road 121, Fenelon Falls - Digram Developments

Matt Alexander, Practice Lead, MCIP, RPP; 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 subject lands in the Township of Fenelon Zoning By-law 12-95 from the Agricultural (A1) Zone to a variety of zones with site-specific standards. The Zoning By-law Amendment is required to facilitate the proposed Draft Plan of Subdivision and to implement the policies of the Secondary Plan. The site-specific development standards are required to implement the proposed design, including but not limited to permitted uses, lot frontage, lot depth, lot area, setbacks, lot coverage, and building height. The Draft Plan of Subdivision seeks to create the proposed lot and street fabric to develop 427 single detached dwellings, 242 street townhouse dwellings, one (1) mixed use block, and three (3) medium density residential blocks for a total of 894 residential dwelling units. The application also proposes the development of an internal road network, one (1) park block, two (2) open space blocks, four (4) stormwater management blocks, and six (6) future development blocks. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan and Fenelon Falls Secondary 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 opposed to the application were received from the following members of the public:

- J. Allen (including a petition with 226 signatures opposed to the proposal);
- B & D. Forder;
- K. Csermely; and
- M. Allen

He summarized the comments in opposition that presented the following themes:

- Lack of existing infrastructure (water, sewer, etc.);
- Increased traffic flows;
- Impact to property taxes;
- Disruption to wildlife;

- Impacts during construction;
- Size and location of the Public Notice sign;
- Loss of farmland;
- Impact on crime;
- Impact on water safety;
- Housing affordability; and
- Impact on existing community infrastructure including landfill, schools, parking, hospitals, and bridge crossings

Comments in support of the proposal were also received from:

- C. Van Lierop;
- A. Larizza;
- B. Murray;
- E. Dryburgh;
- J. Fox;
- J. Howland; and
- L. O'Connor.

He summarized the comments in support that presented the following themes:

- Support to local business;
- Increased population in walkable distance to downtown Fenelon Falls;
- Variety of housing types offered; and
- Increase to the year-round population to offer stability to local businesses.

He stated that staff are recommending that the application be referred back to staff until technical reviews have been completed and comments from the agencies and public have been addressed. Mr. Alexander responded to questions from members of the Committee.

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

Ryan Windle of Digram Developments spoke on behalf of the applicant and TOR Construction and thanked staff for working on this application. He noted that the lands are designated for residential development, and that the proposal would offer many benefits to the community including:

- Assisting the municipality reach their Housing Pledge targets;
- Encouraging densification;
- Offering a full range of housing and active transportation options;
- Bringing in new population to offer critical mass to support downtown and other community businesses;
- Increased property tax and development charge revenue;
- Pedestrian connectivity; and
- New park space;

He further noted that they have hosted a public Open House where themes received from the public included:

- Water/sewer capacity;
- Increased Traffic;
- Impact to existing community services; and
- Needs for additional bridge or by-pass of Fenelon Falls

He concluded by stating that they are looking to hear all the comments from the public, and respond to all the technical comments that are still outstanding.

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

William Denby spoke in opposition to the application presenting questions of ownership of the land, and the potential for First Nations involvement and consultation. He also questioned if capacity for water or sewer exists based on previous outflows into the Fenelon River.

Angel Godsoe spoke in opposition to the application presenting questions of justification for the removal of agricultural lands for a subdivision. She also questioned the capacity of the various community services in the community that may detrimentally effected by the new population.

Jim Greensides spoke in opposition to the application stating that the community felt that their voices were stifled at the Community Open House meeting, and he requested that another meeting be held.

Weldon Hachey spoke in opposition to the application presenting concerns that new growth and expansion of communities may damage the many bodies of water in Kawartha Lakes. He also questioned if the development may have adverse health and safety impacts to the existing community.

Doug Shaw spoke in opposition to the application and outlined concerns relating to the sustainability and the pace of the development that is proposed for Kawartha Lakes, and impact to the loss of existing farmland.

Joanne Pepper spoke in opposition to the application and presented concerns on the increase to traffic, lack of existing parking in the community, and the need for a second bridge crossing or by-pass for Fenelon Falls.

Shannon Roszell spoke on behalf of the Fenelon Falls Chamber of Commerce in support to the application stating that following a survey of their members, 76% of the members spoke in favour of the application, and 88% stated that their businesses would anticipate benefit from the development.

Marylee Boston, Manager of the Fenelon Falls Chamber of Commerce shared comments generally in support of the application received from the survey of their members. The themes presented identified that increased population in Fenelon Falls would support existing businesses, the development helps alleviate the housing shortage, and that it offers a new mix of housing options for new families in the community.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the issues raised at the Public Meeting. The applicant offered no further comment.

The Public Meeting concluded at 1:57 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-014

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2024-011, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 808 KL Road 121, Township of Fenelon, be received for information; and

That Report PLAN2024-011, be referred back to staff for processing until review of the technical studies has been completed.

Carried

The meeting recessed at 1:58 p.m. and reconvened at 2:05 p.m.

3.2 PLAN2024-012

Application to Amend the Township of Fenelon Zoning By-law 12-95 at 95 Lambs Lane, Rosedale - Davey and Mueller

Matt Alexander, MCIP, RPP; 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 rezone the subject lands with a site-specific exception to permit construction of a two-storey boathouse to replace the existing two-storey boathouse. The boathouse will maintain the existing dimensions and massing. 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. 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 from the public were received. He further noted that while the Building Division - Part 8 submitted comments that they could not support the application at this time, that the issues of the septic compliance could be dealt with at the Building Permit stage of development. Staff are recommending that the application be forwarded to Council for approval. Mr. Alexander and Ms. Barrie responded to questions from members of the Committee.

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

Vanessa Archer of TD Consulting spoke on behalf of the applicant, and thanked Mr. Alexander for the summary of the report. She stated that they are aware that the septic will need to be updated or replaced and noted that the size of the property could support the changes. She made herself available for any questions.

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

William Denby questioned on if an archeological study was done for this site, and requested one be completed before work commencing.

No other persons spoke to the application.

The Public Meeting concluded at 2:25 p.m.

3.2.2 Business Arising from the Public Meeting

PAC2024-015

Moved By P. O'Reilly

Seconded By Mayor Elmslie

That Report PLAN2024-012, **Zoning By-law Amendment for 95 Lambs Lane, Fenelon - D06-2024-005**, be received for information;

That a Zoning By-law, respecting application D06-2024-005, substantially in the form attached as Appendix D to report PLAN2024-012, be approved for adoption by Council; and

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

Carried

3.3 PLAN2024-013

Application to Amend the Township of Verulam Zoning By-law 6-87 at 2647 KL Road 36, Dunsford - Johnson

Matt Alexander, Practice Lead, RPP, MCIP; 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 120 metres, and that a sign was posted on the subject property. They summarized the application, explaining that it proposes to sever roughly 0.74 hectares (1.85 acres), including the existing dwelling, well and septic system, from the retained land. The farm structures on the retained agricultural land will be removed with the exception of a grain bin and silo. As a condition of provisional consent, the retained agricultural land is to be rezoned to prohibit future residential uses. 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. 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 of concern were received. Staff are recommending that the application be referred to Council for approval.

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

The applicant/owner was not present at the meeting.

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

Doug Shaw expressed concern for the development of prime agricultural farmland, and stated that he supported that this proposal keeps the land designated as agricultural.

William Denby stated that he supported this application as the lands will remain designated as agricultural.

No other persons spoke to the application.

The Public Meeting concluded at 2:35 p.m.

3.3.2 Business Arising from the Public Meeting

PAC2024-016

Moved By Mayor Elmslie

Seconded By Councillor Richardson

That Report PLAN2024-013, **Amend the Township of Verulam Zoning By-law 6-87 at 2647 KL Road 36**, be received;

That a Zoning By-law, respecting application D06-2024-003, substantially in the form attached as Appendix D to Report PLAN2024-013 be approved for adoption by Council; and

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

Carried

3.4 PLAN2024-014

Applications to Amend the Official Plan and Town of Lindsay Zoning By-law 2000-75 with a Draft Plan of Subdivision at 203, 207 and 213 KL Road 36, Lindsay - Ashmere (Lindsay) Developments Ltd.

Matt Alexander, Practice Lead, MCIP, RPP; 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 develop 62 two-storey single detached dwellings, with frontage on a future public road. The proposed public road will be 20 metres in width and is proposed to connect to the future Dobson Street extension to the south, and Brock Street to the west. A 0.418-hectare stormwater management pond is proposed. Sidewalks will be implemented along the new public road to provide pedestrian access throughout the development, to neighbouring communities, and the Trans-Canada Trail just south of the site. All single detached dwellings will have amenity space in the form of front and back yards. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan and Lindsay Secondary 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 no additional comments of concern were received aside from the Development Engineering division who provided a number of issues that they requested be addressed. Staff are recommending that the application be referred back to staff until technical reviews have been completed and all agency comments have been received and addressed. Mr. Alexander responded to questions from members of the Committee.

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

Ian Franklin of KLM Planning spoke as the applicant and provided an overview of his presentation which is attached to the minutes. His presentation provided:

- Location context, including aerial views;
- Comments regarding conformity to the Kawartha Lakes Official Plan and Lindsay Secondary Plan;
- Proposal for Zoning By-law Amendments;
- A Draft Plan of the Subdivision; and
- A summary of the documents submitted to support the application.

Mr. Franklin responded to questions from the members of the Committee.

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

William Denby expressed concern about the archeological studies conducted on the lands, and requested copies of the studies.

Doug Shaw expressed concern about the development of farmland in the area, and requested that the applicant respect the First Nations interests in the area.

No other persons spoke to the application.

The Chair permitted Mr. Franklin to respond to the issues presented by the members of the Public. He stated that he would supply copies of the archeological studies to all who requested it.

The Public Meeting concluded at 2:58 p.m.

3.4.2 Business Arising from the Public Meeting

PAC2024-017

Moved By Councillor Richardson

Seconded By Councillor Warren

That Report PLAN2024-014, **Town of Lindsay Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision at 203, 207 and 213 Kawartha Lakes Road 36 (Highway 36), Town of Lindsay (D01-2024-001, D06-2024-001, D05-2024-001)**, be received for information; and

That Report PLAN2024-014, be referred back to staff to address public and agency comments and for further review of the technical studies.

Carried

3.5 PLAN2024-015

Application to Amend the Kawartha Lakes Official Plan at 9 Farmingdale Lane, Kirkfield (Bexley) - Ferreria

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

3.5.1 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 amend the City of Kawartha Lakes Official Plan to implement a special Rural Designation policy provision that would support the creation of three new lots via a future consent application on a portion of the property approximately 5.5 hectares in area. The three new lots would be

accessed from Homewood Park Road. The existing single detached dwelling and barn would continue to occupy the retained land, and access from Farmingdale Lane would be maintained. While there is currently no development proposal for the proposed severed lots, the intent is that each of the lots could support the development of a single-detached dwelling. 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 additional comments were received from Jeff Swire and other members of the public expressing the following issues:

- Access to waterfront;
- Destruction of farmland or forested areas;
- Water well quality and quantity for the community;
- Intensification of the community; and
- Impact on traffic, and road conditions;

Staff are recommending that the application be referred back to staff until technical reviews have been completed.

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

Diana Keay of DM Wills spoke as the applicant and thanked Mr. Alexander for reviewing the applicant. She noted that comments had just been received from Kawartha Conservation and that she had just forwarded them to Mr. Alexander for review, including their request for a karst assessment. She also stated that comments had been received from Alderville First Nation that require further review. She concluded by outlining the various issues that demonstrate compliance with the Kawartha Lakes Official Plan, and identified findings from the agricultural study, hydro-geological study, and archeological studies. Ms. Keay responded to questions from the members of the Committee.

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

William Denby provided statements regarding the process on how comments are received by Alderville First Nation.

No other persons spoke to the application.

The Public Meeting concluded at 3:23 p.m.

3.5.2 Business Arising from the Public Meeting

PAC2024-018

Moved By Councillor Warren

Seconded By Councillor Richardson

That Report PLAN2024-015, **9 Farmingdale Lane (Bexley), Kawartha Lakes Official Plan Amendment [File No. D01-2024-002]**, be received for information; and

That Report PLAN2024-015, 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**

PAC2024-019

Moved By Mayor Elmslie

Seconded By Councillor Warren

That the Planning Advisory Committee Meeting adjourn at 3:24 p.m.

Carried