

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

PC2024-07
Wednesday, June 5, 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. Opening Items

1.1 Call to Order

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, Manager of Development Engineering C. Sisson, and L. Noreen and M. Hanafi of Dillon Consulting and M. Alexander of WSP Canada Inc. (on behalf of Kawartha Lakes Planning Division) were also in attendance.

Absent: M. Barkwell

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

1.2 Land Acknowledgement - Recognition of National Indigenous Peoples Day (June 21, 2024)

In recognition of National Indigenous Peoples Day on June 21, the Chair stated that the City of Kawartha Lakes respectfully acknowledges that we are situated on Mississauga lands and the traditional territory covered by the Williams Treaties.

We are grateful for the opportunity to work here and we thank all the generations of people who have taken care of this land for thousands of years. We recognize and deeply appreciate their historic connection to this place. We also recognize the contributions of Métis and other Indigenous peoples in shaping and strengthening this community.

1.3 Adoption of Agenda

PAC2024-036

Moved By Councillor Richardson

Seconded By Councillor Warren

That the agenda for the Wednesday, June 5, 2024 Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. **Declarations of Pecuniary Interest**

J. Willock declared that he had a conflict on Item 6.1 on the agenda stating that the applicant has become a client of his insurance agency since the initial application was put forward for re-zoning. He noted that he had received permission to disclose the relationship.

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 PLAN2024-036

Application to Amend the Township of Somerville Zoning By-law 78-45 at 5 Crego Street, Kinmount - LeBlanc Brickman

Lindsay Noreen, RPP, MCIP, and Michael Hanifi, RPP, MCIP, of Dillon Consulting Ltd. on behalf of Kawartha Lakes Planning Division

3.1.1 Public Meeting

Ms. Noreen confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to permit the conversion of an existing building previously used as a community facility to a residential dwelling unit and to also recognize the existing lot deficiencies (i.e. insufficient lot area, frontage, front yard, and flankage yard). The applicant is proposing a rezoning from the Community Facility (CF) Zone to the Rural Residential Type Two Exception XX (RR2-XX) Zone to facilitate the change. 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. Ms. Noreen 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 to address the agency comments and for further review of technical studies. Ms. Noreen and Mr. Hanifi responded to questions from members of the Committee.

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

Marnie Saunders of EcoVue Consulting spoke as the applicant. She noted that they have provided an updated site plan drawing which addresses changes from the original drawing including the revised location of the driveway, a holding tank location (as opposed to a septic tank), as well as the water distribution line. She provided a brief history of the property, and stated that while they are aware that an easement for the City to access the water distribution line located on the property is appropriate, it should be dealt with separately from the rezoning.

Christine Brickman and Mike LeBlanc spoke as the owners and provided an overview of their presentation which is attached to the minutes including:

- A history of the property;
- Renovations and improvements done to the property since purchase; and
- Interactions with Kawartha Lakes staff and policy.

They emphasized the amount of work that had been done to get to this day, and encouraged that the process for the rezoning move forward without delay. She made herself available for any questions from the members of the committee.

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

No persons spoke to the application.

Development Engineering noted that they are still seeking to have the water distribution line field-verified, and to have the curb stop removed off the driveway.

The Public Meeting concluded at 1:34 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-037

Moved By Mayor Elmslie

Seconded By P. O'Reilly

That Report PLAN2024-036, Application to Amend the Township of Somerville Zoning By-law 78-45 at 5 Crego Street, Kinmount - LeBlanc Brickman, be received; and

That Report PLAN2024-036, be referred back to staff to address agency comments and for further review of technical studies.

Carried

4. **Deputations**
5. **Correspondence**
6. **Regular and Returned Reports**
- 6.1 PLAN2024-032

Application to Amend Bobcaygeon Zoning By-law 16-78 at Duke Street - Market Square Non-Profit Housing Corp. - Update

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

J. Willock left the Council Chambers at 1:35 p.m. due to his declared conflict of pecuniary interest.

Mr. Alexander confirmed that a Public Meeting on this matter was held on November 29, 2023 in accordance with the Planning Act. They summarized the application, explaining that it proposes to permit development of a 2-storey 22-unit affordable rental apartment building. The land subject of this application is identified as vacant land on Duke Street, and described as Lot 17 and 18, Registered Plan No. 32 in the Village of Bobcaygeon. The property is currently zoned Restricted Industrial (M1) in the Village of Bobcaygeon Zoning By-law. As the M1 zone does not permit residential uses, the applicant is proposing to rezone the property to the Urban Residential Type Four Exception Twelve (R4-S12) Zone in order to permit the proposed development, and to recognize certain site-specific zoning standards. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Victoria County Official Plan. Mr. Alexander summarized the comments received to date, as detailed in the report. Staff are recommending that the application be referred to Council for approval. Mr. Alexander and Ms. Barrie responded to questions from the members of the Committee.

PAC2024-038

Moved By Councillor Richardson

Seconded By Councillor Warren

That Report PLAN2024-032, Application to Amend Bobcaygeon Zoning By-law 16-78 at Duke Street - Market Square Non-Profit Housing Corp. - Update, be received;

That a Zoning By-law Amendment respecting application D06-2023-019, substantially in the form attached as Appendix D to Report PLAN2024-032, be approved and adopted by Council; and

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

Carried

J. Willock returned to Council Chambers at 1:50 p.m.

6.2 PLAN2024-038

Application to Amend Lindsay Zoning By-law 2000-75 at Hamilton Street, Lots 51 to 57 and 64 to 66, Plan 137 - 12867923 Canada Inc - Update

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

Mr. Alexander confirmed that a Public Meeting on this matter was held on February 7, 2024 in accordance with the Planning Act. They summarized the application, explaining that it proposes to permit the development of a self-storage facility. The proposed facility will include: A large building (Unit 1) with storage units that will be accessed from within the building; a smaller building (Unit 2) to be located along the eastern lot line with units that will have external access; a gatehouse at the main entrance; and an administration building near the rear of the property. Vehicular access to the site will be facilitated through ingress and egress gateways located on Hamilton Street. Seventeen (17) standard parking spaces and one accessible space will be provided on site, with an emergency vehicle route proposed that will encircle Unit 1. The property is currently zoned General Employment (GE) Zone which does not include a storage facility as a permitted use. The applicant proposes to rezone the subject lands to General Employment Exception Eleven (GE-11) Zone to add a storage facility as a permitted use. 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. Alexander summarized the comments received to date, as detailed in the report. Staff are recommending that the application be referred to Council for approval. Mr. Alexander responded to questions from the members of the Committee.

PAC2024-039

Moved By P. O'Reilly

Seconded By Councillor Richardson

That Report PLAN2024-038, Application to Amend Lindsay Zoning By-law 2000-75 at Hamilton Street, Lots 51 to 57 and 64 to 66, Plan 137 - 12867923 Canada Inc - Update, be received;

That a Zoning By-law Amendment respecting application D06-2023-031, substantially in the form attached as Appendix D to Report PLAN2024-038, be approved and adopted by Council; and

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

Carried

6.3 PLAN2024-039

Request to Enter into Development Agreement - Iris Grove (Riverside Heights) - Apex

Leah Barrie, Director of Development Services

Ms. Barrie confirmed that this matter was last before Council in the fall of 2022 and Council's repeal of the Deeming By-law on the subject property was registered on November 8, 2022 and had the effect of reinstating the lots within Plans 626 and 627. Once the Development Agreement is complete, Council will be in a position to remove the Holding (H) provision on the Zoning By-law 2022-146. She summarized the agreement, explaining that it proposes to comply with Council's policies and by-laws applicable to the development of land and incorporates civil engineering standards and land use planning requirements. Staff are recommending that the agreement be referred to Council for approval. She responded to questions from the members of the Committee.

PAC2024-040

Moved By Councillor Warren

Seconded By J. Willock

That Report **PLAN2024-039, Request to Enter into Development Agreement - Iris Grove (Riverside Heights) - Apex**, be received;

That the Development Agreement substantially in the form attached in Appendix C to Report PLAN2024-039, Request to Enter into Development Agreement, be endorsed by Council; and

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

Carried

7. Adjournment

PAC2024-041

Moved By P. O'Reilly

Seconded By Councillor Richardson

That the Planning Advisory Committee Meeting adjourn at 2:07 p.m.

Carried