

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

**PC2024-09**  
**Wednesday, August 7, 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**

**Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact [agendaitems@kawarthalakes.ca](mailto:agendaitems@kawarthalakes.ca) if you have an accessible accommodation request.**

**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 M. Barkwell, and P. O'Reilly were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services L. Barrie, Manager of Planning J. Connolly, Supervisor of Development Engineering K. Timms, L. Nooren and M. Hanafi of Dillon Consulting, and K. Martin of WSP Canada Inc. were also in attendance.

Absent: Member J. Willock

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

**PAC2024-049**

**Moved By** Mayor Elmslie

**Seconded By** Councillor Warren

**That** the agenda for the Wednesday, August 7, 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 PLAN2024-049**

**Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 at 89 Prince St West, Bobcaygeon - Kawartha Dairy Ltd.**

Lindsay Nooren, MCIP, RPP Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

### 3.1.1 Public Meeting

Ms. Nooren confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to rezone the portions of the subject lands to facilitate the expansion of the existing Kawartha Dairy Manufacturing Plant. An addition to the manufacturing plant including a retail store and patio component is proposed for the properties linked to 89 Prince Street West. The development of an off-site employee parking lot is proposed at 82 & 94 Head Street and a dairy museum is proposed at 96, 100 & 102 Prince Street West. Additionally, the water feature will be realigned to continue along the west end of the site and connect to the existing culvert located beneath the intersection of Prince Street West and Head Street. Many of the existing buildings will be demolished to facilitate the expansion. Portions of the existing manufacturing plant and freezer storage, homestead, and single-detached building used as an office at 82 Joseph Street, and the truck entrance from Head Street will be maintained. 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. Nooren summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report additional comments were received. Staff are recommending that the application be referred back to staff for further review and refinements based on the comments that have been received. She responded to questions from members of the Committee.

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

Diana Keay of DM Wills spoke as the applicants on behalf of the owners, and provided an overview of a presentation (attached to the minutes) shared with the committee that highlighted the following themes:

- Purpose of the zoning amendment;
- Location context;
- Photographs of existing conditions; and
- Proposed site plan for the new plant, store, parking area, and museum.

Ms. Keay further noted that they had hosted an Open House for the community to attend and learn about the proposal, and further discussed the issues raised by the public including concerns with traffic, and noise. Ms. Keay further addressed the natural water channel alignment, and noted that since some new environmental policy has been enacted, updates may be required to the

Environmental Impact Assessment. She responded to questions from the members of the Committee.

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

Craig James expressed issues of concern regarding the proposal including:

- Size of expansion;
- Safety issues for children using area street crossings to get to school with increased truck traffic;
- Operating Hours of the plant; and
- Potential decreases of property values in area.

Craig Bradley of Head Street expressed issues of concern regarding the proposal including:

- Truck traffic increases north of the plant to Duke and North Streets;
- Potential decreases of property values in area;
- Safety concerns for school crossing to the north;
- Noise due to truck traffic and back-up alarms

No other persons spoke to the application.

The Chair permitted Ms. Keay to respond to the issues raised by the members of the public. She stated that the expansion is proposed to be just over an additional 5000sq. m., and noted truck traffic is proposed to be directed north to North and Duke Streets. She further noted that there would be reduced times for truck traffic from the current 24 hour usage. She responded to questions from the members of the Committee.

The Public Meeting concluded at 1:38 p.m.

### 3.1.2 Business Arising from the Public Meeting

#### **PAC2024-050**

**Moved By** Councillor Warren

**Seconded By** Councillor Richardson

**That Report PLAN2024-049, Amendment to the Village of Bobcaygeon Zoning By-law 16-78 at 89 Prince St West in the former Village of Bobcaygeon - Kawartha Dairy Ltd., be received; and**

**That** Report PLAN2024-049, Amendment to the Village of Bobcaygeon Zoning By-law 16-78 at 89 Prince St West in the former Village of Bobcaygeon - Kawartha Dairy Ltd., be referred back to staff to address agency comments and for further review of technical studies.

**Carried**

### 3.2 PLAN2024-050

#### **Application to Amend the Township of Emily Zoning By-law 1996-30 at 1023 Kings Wharf Road, Lindsay - Martin**

Lindsay Nooren, MCIP, RPP Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

#### 3.2.1 Public Meeting

Ms. Nooren confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to rezone the subject lands to permit an On-farm Diversified Use in the form of a roof truss manufacturing business and accessory parking area. The roof trusses will be manufactured for agricultural buildings within the area. Consistency with the Provincial Policy Statement (PPS), 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. Nooren 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 members of the public. As some agency comments and reviews are still outstanding, staff are recommending that the application be referred back to staff for further review. Ms. Nooren and Mr. Timms 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, and stated that they are continuing to work with staff to resolve traffic and entrance issues. He noted that this is not a large-scale industrial plan, but mostly for the benefit of the local agricultural and residential community, and that it would be secondary to the primary agricultural uses. He responded to questions from the members of the committee.

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

Jenna Janscik of Kings Wharf Road spoke in opposition to the application read her speaking notes which were circulated to the members of the committee are attached to the minutes. She addressed concerns with the following issues:

- Whether the on-farm diversified use proposal of a truss manufacturing plant is consistent with the PPS, and the Zoning By-law;
- Operating hours;
- Noise level of operations and transportation (and door location of plant);
- Increased traffic and safety risks on rural roads; and
- Property devaluation.

No other persons spoke to the application.

The Chair permitted Mr. deBoer to respond to the issues raised by Ms. Janscik. He responded to questions from the members of the committee.

The Public Meeting concluded at 2:00 p.m.

### 3.2.2 Business Arising from the Public Meeting

#### **PAC2024-051**

**Moved By** Mayor Elmslie

**Seconded By** M. Barkwell

**That** Report PLAN2024-050, **Amend the Township of Emily Zoning By-law 1996-30 at 1023 Kings Wharf Road** be received; and

**That** Report PLAN2024-050, Amend the Township of Emily Zoning By-law 1996-30 at 1023 Kings Wharf Road be referred back to staff to address agency comments and for further review of technical studies.

**Carried**

### 3.3 PLAN2024-051

**Applications to Amend the Kawartha Lakes Official Plan and Township of Somerville Zoning By-law 78-45 at 1062 Somerville 3rd Concession and 1691 Kawartha Lakes Road 121, Fenelon Falls - Lowell, Log Chateau Park**  
Michael Hanifi, MCIP, RPP, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

#### 3.3.1 Public Meeting

Mr. Hanifi confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to

rezone a portion of the 'Subject Land' in the Township of Somerville Zoning By-law 78-45 from 'Rural General (RG)' to 'Campground Commercial Exception' Zone with a Holding provision (C4-XX(H))' for the lands to be added via a future lot line adjustment to permit a septic system serving the existing campground use. A 'Holding' provision will be included on the zone to prohibit any potential expansion of additional uses beyond the septic system on the site until Site Plan Control approval is attained to remove the holding. Further, the applicant is proposing to amend the City of Kawartha Lakes Official Plan to re-designate a portion of the 'Subject Land' from 'Rural' to 'Rural Special Policy Area' to permit a future lot line adjustment and recognize the resulting lot area deficiency. The lot line adjustment would be subject to a future Consent application. The existing Environmental Protection designated lands will remain. The applications is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Hanifi summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report additional comments were received and responded to. Staff are recommending that the application be forwarded to Council for approval. Mr. Hanifi and Ms. Barrie responded to questions from members of the Committee.

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

Kent Randall of EcoVue Consulting spoke as the applicant on behalf of the owner, and noted that the proposal allows for the expansion of the septic system to support the existing park. He stated that future park expansions could be permitted subject to Site Plan Control approval. He stated that the proposed Official Plan Amendment is a technical amendment to address policy conformity issues.

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

No persons spoke to the application.

The Public Meeting concluded at 2:17p.m.

### 3.3.2 Business Arising from the Public Meeting

#### **PAC2024-052**

**Moved By** Councillor Warren

**Seconded By** P. O'Reilly

**That Report PLAN2024-051, Amend the Somerville Zoning By-law 78-45 and City of Kawartha Lakes Official Plan at 1062 3rd Concession and 1691**

**County Road 121, Part of Lot 17 and 18, Concession 2, Township of Somerville in the City of Kawartha Lakes**, be received;

**That** a Zoning By-law Amendment respecting application D06-2024-015, substantially in the form attached as Appendix D to Report PLAN2024-051, be approved and adopted by Council;

**That** an Official Plan Amendment respecting application D01-2024-005, substantially in the form attached as Appendix E to Report PLAN2024-051, 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**

- 4. Deputations**
- 5. Correspondence**
- 6. Regular and Returned Reports**
- 6.1 PLAN2024-043

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

Matt Alexander, MCIP, RPP (WSP Canada Inc.) on behalf of City of Kawartha Lakes Planning Division

Katelyn Martin (on behalf of Mr. Alexander) confirmed that a Public Meeting on this matter was held on January 17, 2024 in accordance with the Planning Act. They summarized the application, explaining that it proposes to zone certain areas within the subject lands from Rural General (A1) to Open Space with a site-specific exception and holding provision (O1-1(H)), and to zone an area including an existing dwelling from Limited Service Residential (LSR) to Limited Service Residential with a site-specific exception (LSR-6). The remaining areas are proposed to be re-zoned from Rural General (A1) to Rural General with a site specific exception (A1-2), and Rural General with a site specific exception with a holding provision (A1-3(H)). The Zoning By-law Amendment is intended to facilitate a future land severance which would divide the subject lands to create one (1) severed lot, and one (1) retained lot. The rezoning will also provide additional protection to identified natural heritage features on site, including a wetland, watercourse, and woodlands. The proposed severed lot is approximately 0.59 hectares in size (1.45 acres) and consists of a single



detached dwelling and detached garage with associated private well and septic system. The severed lot also contains a portion of the wetland and watercourse, which will be protected by a buffer included within the proposed O1-1 zoning. 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. Ms. Martin summarized the comments received to date, as detailed in the report noting that issues related to the archeological and environmental studies have been resolved. Staff are recommending that the application be referred to Council for approval. They responded to questions from the members of the Committee.

**PAC2024-053**

**Moved By** P. O'Reilly

**Seconded By** M. Barkwell

**That** Report **PLAN2024-043, 31 Barkwell Lane Zoning By-law Amendment**, be received for information;

**That** a Zoning By-law Amendment, respecting application D06-2023-028, substantially in the form attached as Appendix D to Report **PLAN2024-043**, be adopted by Council; and

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

**Carried**

**7. Adjournment**

**PAC2024-054**

**Moved By** Councillor Richardson

**Seconded By** Councillor Warren

**That** the Planning Advisory Committee Meeting adjourn at 2:27 p.m.

**Carried**