



## Planning Advisory Committee Report

---

<b>Report Number:</b>	<b>PLAN2024-053</b>
<b>Meeting Date:</b>	September 11, 2024
<b>Title:</b>	<b>Request to Enter into Subdivision Agreement</b>
<b>Description:</b>	Request for Tribute (Lindsay 1) Limited to enter into a Subdivision Agreement – Lindsay Heights Phase 1 (16T-22502, D05-2022-002) for lands described as all of Block 124, Registered Plan No. 633 and Part Lots 23 and 24, Concession 4, Geographic Township of Ops, now City of Kawartha Lakes
<b>Type of Report:</b>	<b>Regular Meeting</b>
<b>Author and Title:</b>	John F. Connolly, Manager of Planning

---

### Recommendation:

**That** Report **PLAN2024-053, Request to Enter into a Subdivision Agreement** be received for information.

**That** the Subdivision Agreement substantially in the form attached in Appendix 'C' to Report **PLAN2024-053, Request to Enter into a Subdivision Agreement** be endorsed by Council; and

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

**Department Head:** \_\_\_\_\_

**Legal/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

**Background:**

The subject property is located on the east side of Highway 35; south of Jennings Creek; west of the Ravines of Lindsay Subdivision and north of the Sugarwood Subdivision in the northwest quadrant of Lindsay. The proposed development of the subject lands includes low and medium density development (singles, semis, townhouse and multiple attached units); general commercial uses; institutional uses (a school); and open space properties (parks, stormwater management facilities and natural corridors) serviced by a number of new and connecting municipal roads (see below).

<b>Owner:</b>	Tribute (Lindsay 1) Limited
<b>Applicant:</b>	Tribute (Lindsay 1) Limited c/o Paul Watson
<b>Property Description:</b>	Legal Description: All of Block 124, Registered Plan No. 633, and Part of Lots 23 & 24, Concession 4, Geographic Township of Ops now City of Kawartha Lakes
	Municipal Address: n/a
<b>Official Plan:</b>	'Residential', 'Employment', 'Local Commercial', 'Institutions and Community Facilities', and 'Parks and Open Spaces' on Schedule F-1 (Land Use) of the Town of Lindsay Secondary Plan
<b>Zoning By-law:</b>	Amending By-law 2023-108 to the Town of Lindsay Zoning By-law Number 2000-75
<b>Lot Area:</b>	73.57 ha (181.57 ac)
<b>Servicing:</b>	Proposed full urban services: municipal water, sanitary sewer and storm sewer
<b>Access:</b>	Various – Highway 35 and local subdivision roads
<b>Existing Uses:</b>	Vacant Future Development Land
<b>Adjacent Uses:</b>	North: Jennings Creek/Ops No. 1 Municipal Drain and vacant future development land (Tribute North)
	East: Low density residential and Angeline Street North
	South: Low and medium density residential (Sugarwood Subdivision) and Colborne Street West

<b>Owner:</b>	Tribute (Lindsay 1) Limited
	West: Highway 35, Lindsay Municipal Airport and agricultural lands

### **Rationale:**

The purpose of this report is to present the staff endorsed draft Subdivision Agreement (see Appendix 'C') as "substantially in the form" as attached. This Subdivision Agreement (as presented) complies with Council's policies and by-laws applicable to the development of land and incorporates civil engineering standards and land use planning requirements.

The Subdivision Agreement builds on previous approvals provided by Council through Planning Advisory Committee Report 2023-028 (June 7, 2023) whereby the Plan of Subdivision with draft conditions of approval was approved as implementing the Official Plan Amendment and Zoning By-law for the subject lands.

The Subdivision Agreement has been circulated, reviewed and discussed by the circulated agencies and City Departments and has been revised as presented. There are still some minor elements to the agreement that will be confirmed and finalized but staff are of the opinion that this can be presented and considered by the Planning Advisory Committee as "substantially in the form" attached and will allow development to proceed to a proposed registration of the subdivision before the end of 2024.

There are three (3) elements of note contained in this draft Subdivision Agreement which are unique to this particular development and not common to other development proposals. The first is the inclusion of Nexicom as one of the group of utilities that has been added to the standard group of utilities. The second is the matter of an agreement between Tribute and a third party (Craft Development) for the pre-dedication of a block of land to continue St. Joseph Road from that development into Tribute Phase 1 (Note: this will allow development to proceed sooner). The third, is the recognition in the draft Subdivision Agreement of a negotiated cost sharing between Tribute and the Ministry of Transportation regarding improvements and access along Highway 35 to the subject lands.

### **Other Alternatives Considered:**

No other alternatives have been considered at this time.

## **Alignment to Strategic Priorities:**

The 2024-2027 Kawartha Lakes Strategic Plan identifies the following four strategic priorities:

1. A Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

The Tribute (Lindsay 1) Lindsay Heights Phase 1 subdivision will contribute 222 residential units to support the City achieve its target of constructing 6,500 housing units by 2031 as stated in the Housing Pledge Adopted by Council on November 21, 2023.

Presenting the Subdivision Agreement to Council in this “substantially complete” format for information and endorsement exemplifies good government by providing oversight and accountability of the development process.

## **Financial/ Operation Impacts:**

No financial or operation impacts are anticipated. Schedule 'D' of the Subdivision Agreement reflects the current cost estimate to be executed by the Engineer of Record (see Appendix 'B'). Based on the cost estimate, the total securities to be provided to the City is \$4,346,413.06.

## **Consultations:**

ECA-Development Engineering Division

City Solicitor (external)

## **Conclusion:**

Staff are satisfied that the Subdivision Agreement substantially in the form attached in Appendix 'C' contains all necessary provisions to ensure the subdivision is developed in an appropriate manner.

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email Wendy Ellis at [wellis@kawarthalakes.ca](mailto:wellis@kawarthalakes.ca)

## Attachments:

### Appendix 'A' - Location Map



Appendix A -  
PLAN2024-053 - Loca

### Appendix 'B' - Cost Estimate from Schedule 'C' Subdivision Agreement



Appendix B -  
PLAN2025-053 Tribu

### Appendix 'C' - Draft Subdivision Agreement



Appendix C -  
PLAN2024-053 - Draf

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department Head:** Leah Barrie, Director of Development Services

**Department File:** Plan of Subdivision 16T-22502 D05-2022-002