

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

PC2024-10
Wednesday, September 11, 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

Vice-Chair Councillor T. Richardson called the meeting to order at 1:00 p.m. Mayor D. Elmslie, Councillor 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, Manager of Development Engineering C. Sisson, and A. Watson of Dillon Consulting were also in attendance.

Absent: Chair A. Veale, and Member J. Willock

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

PAC2024-055

Moved By Mayor Elmslie

Seconded By P. O'Reilly

That the agenda for the Wednesday, September 11, 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 Vice-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 Vice-Chair requested staff to advise on the manner of giving notice for each of the proposed applications. She 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 PLAN2024-052

Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 at 75 Main Street, Bobcaygeon - 75Maindev Inc.

Raphael Romeral and Amanda-Brea Watson, MCIP, RPP, Dillon Consulting Limited Urban Planners on behalf the City of Kawartha Lakes

3.1.1 Public Meeting

Ms. Watson confirmed that the required notice was given in accordance with the Planning Act. She summarized the application, explaining that it proposes a multiple-unit townhouse development (16 units contained in two (2) buildings). An amendment to the Village of Bobcaygeon Zoning By-law 16-78 is required to change the 'Central Commercial (C1) Zone' in order to facilitate the proposal. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Victoria County and/or Kawartha Lakes Official Plans (including the Bobcaygeon Secondary Plan) will be determined upon further review of the application. Ms. Watson 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 R. Dainty and C. & J. Snider. Staff are recommending that the application be received for information. She responded to questions from members of the Committee.

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

Kevin Duguay of KMD Community Planning and Consulting spoke on behalf of the owners and summarized the application stating that it would be a private property rental development. He noted a traffic study had been submitted, and that it was the norm to have one parking space per unit where active transportation options were nearby. Mr. Duguay further noted that City Staff have indicated that a technical Official Plan amendment may be required of either the Victoria County Official Plan or Bobcaygeon Secondary Plan to address the matter of residential density per acre permitted on the land. He requested that this application be expediently returned to an upcoming Planning Advisory Committee meeting. Mr. Duguay and Ms. Barrie responded to questions from the members of the committee.

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

Shazad Bilwani spoke as the owner of the property and stated that this is their first project in Kawartha Lakes and he emphasized trying to meet the needs of the community by offering a rental development with some rent-gear-to-income units. He requested that with respect to his investors that timelines for approval be kept on schedule. Mr. Bilwani responded to questions from the members of the committee.

Ron Sullivan spoke as an adjacent neighbouring property owner and requested that one of the survey bars at the rear of his property (that was previously moved) be returned by a surveyor prior to development.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the issues raised by the member of the public. Mr. Duguay confirmed that a topographical survey was available, and that they would ensure the survey stake is reinstalled.

The Public Meeting concluded at 1:31p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-056

Moved By Councillor Warren

Seconded By Mayor Elmslie

That Report PLAN2024-052, Zoning By-law Amendment, 75 Main Street (Lot 5 East of Main Street, Plan 70, Village of Bobcaygeon), 75Maindev Inc. (Kevin M. Duguay, KMD Community Planning and Consulting Inc.), be received for information.

Carried

4. Deputations

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2024-053

Request for Tribute (Lindsay 1) Limited to enter into a Subdivision Agreement – Lindsay Heights Phase 1

John F. Connolly, Manager of Planning

Mr. Connolly provided an overview of his reports and confirmed that on June 20, 2023, Council granted draft plan approval to the Plan of Subdivision in accordance with the Planning Act. He summarized the report, explaining that the proposal that the Tribute (Lindsay 1) Lindsay Heights Phase 1 subdivision will contribute 270 residential units (corrected from 222 units listed in the report). 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. He noted that there are three (3) elements of note for the Phase 1 Subdivision Agreement:

- The inclusion of Nexicom as one of the standard group of utilities;

- 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;
- 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.

Staff are recommending that the subdivision agreement be forwarded to Council for approval. Mr. Connolly, Ms. Sisson and Ms. Barrie responded to questions from the members of the Committee.

PAC2024-057

Moved By Mayor Elmslie

Seconded By Councillor Warren

That Report PLAN2024-053, **Request for Tribute (Lindsay 1) Limited to enter into a Subdivision Agreement – Lindsay Heights Phase 1**, 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.

Carried

6.2 Planning Advisory Committee Reporting Update

Verbal Update

Leah Barrie, Director of Development Services

Member P. O'Reilly left the meeting at 1:53.p.m.

Ms. Barrie provided a verbal update to the Planning Advisory Committee (PAC) Reporting practices and stated that after much review, service improvements were being recommended to ensure efficient response for Planning Reports to PAC meetings and to provide early and more comprehensive engagement with the community. She noted that much like the Statutory Public Meeting report on today's agenda, future reports for Statutory Public Meetings will have reduced initial analysis to allow those reports to get to a PAC meeting earlier, and in timelines compliant with the updates to the Planning Act under Bill 97 and its precursor Bill 23. She further noted that there will still be opportunities for the

initial statutory public meeting reports to have an approval recommendation where those reports are likely straightforward and not contentious. Ms. Barrie responded to questions from the members of the committee.

PAC2024-058

Moved By Mayor Elmslie

Seconded By Councillor Warren

That the verbal update regarding the **Planning Advisory Committee Reporting Update** from Director of Development Services L. Barrie, be received.

Carried

7. Adjournment

PAC2024-059

Moved By M. Barkwell

Seconded By Mayor Elmslie

That the Planning Advisory Committee Meeting adjourn at 1:59p.m.

Carried