



## Planning Advisory Committee Report

---

<b>Report Number:</b>	<b>PLAN2024-054</b>
<b>Meeting Date:</b>	October 9, 2024
<b>Title:</b>	Zoning By-law Amendment, 68 McLaughlin Road (Concession 4 Part W 1/2 Lot 20, Registered Plan 57 R5038 Part 5, Former Town of Lindsay), Doug Dent (Glenn Wilcox of Wilcox Architects Inc.)
<b>Description:</b>	Amendment to permit an axe throwing facility in an existing building
<b>Type of Report:</b>	<b>Information Report</b> for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
<b>Author and Title:</b>	Michael Hanifi, MCIP, RPP, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

---

### Recommendation:

**That** Report PLAN2024-054, Zoning By-law Amendment, 68 McLaughlin Road (Concession 4 Part W 1/2 Lot 20, Registered Plan 57 R5038 Part 5, Former Town of Lindsay), Doug Dent (Glenn Wilcox of Wilcox Architects Inc.) be received for information.

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

## Application Summary:

The applicant is seeking to add an axe throwing facility use within Units 7 and 8 of the existing split-level multi-tenant building<sup>1</sup>. An amendment to the Town of Lindsay Zoning By-law 2000-75 is required to change the 'Prestige Employment Exception 2 (PE-S2) Zone' in order to facilitate the proposal.

<b>Owner:</b>	Doug Dent
<b>Applicant:</b>	Glenn Wilcox of Wilcox Architects Inc.
<b>Property Description<sup>2</sup>:</b>	Legal Description: Concession 4, Part W 1/2 Lot 20, Registered Plan 57 R5038 Part 5, Former Town of Lindsay
	Municipal Address: 68 McLaughlin Road
<b>Official Plan:</b>	'Urban Settlement Boundary' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan  'Service Employment' in the Lindsay Secondary Plan
<b>Zoning By-law:</b>	'Prestige Employment Exception 2' (PE-S2) Zone in Schedule 'A' of the Lindsay Zoning By-law 2000-75, as amended
<b>Lot Area:</b>	Total GFA of proposed use: Area of two units subject to rezoning is 202 m <sup>2</sup>  Total GFA of building: 1,226 m <sup>2</sup>  Total lot area: approx. 3,436.7 m <sup>2</sup> (0.34 ha)
<b>Servicing:</b>	Municipal Water; Sanitary Sewers; and Storm sewers
<b>Access:</b>	Municipal – Local (McLaughlin Road)
<b>Existing Uses:</b>	Commercial and Employment (various commercial and office uses in a multi-tenant building):  Unit 1 and below in Unit 6 – Jamie Schmale, local MP office  Unit 2 – Acupuncture Works (a multi-disciplinary health services clinic)

<sup>1</sup> See Schedule 1 – Proposed Concept Plan

<sup>2</sup> See Schedule 2 – Site Mapping

	Unit 3 – Ady Strickland, naturopath Unit 4 and below in Unit 9 – Cambray Veterinary Services Unit 5 – The Lindsay Lounge – a place of gathering, small events, dance classes, parties and meeting space Unit 10 – Ambulance and emergency services station
<b>Adjacent Uses:</b>	North: Commercial and Employment (Garden centre, restaurants, and gas station)
	East: Commercial and Employment (Lindsay Square Mall and big box retail)
	South: Commercial and Employment (Medical supply store, tire and battery store, and funeral centre)
	West: Commercial and Employment (Pharmacy and car dealership)

## Application Process:

The Planning Division received the application submission package on June 7, 2024, which included the following reports and plans in support of the application:

1. Plan Drawings, prepared by Wilcox Architects Inc, dated January 26, 2024;
2. Planning Justification Brief (Revised), prepared by Martindale Planning Services Urban Planning & Development Consultants, dated August 2024;
3. Sketch Plan of Site Plan prepared by Wilcox Architects Inc, dated May 30, 2024;
4. Letter of Transmittal, prepared by Wilcox Architects Inc, dated May 30, 2024; and,
5. Planning Application, prepared by Wilcox Architects Inc, dated May 30, 2024.

After some discussion with the applicant, staff received a revised Planning Justification Brief that justified the proposed development based on the relevant Official Plan and Secondary Plan policies.

Staff deemed the application 'complete' under the requirements of the Planning Act on August 19, 2024, and initiated Agency consultation on September 5, 2024 with a requested review period of the application submission package by September 19, 2024. All of the reports and plans submitted have been circulated to the applicable agencies

and City Departments for review and comment. The public has been notified of the application through circulation of the Notice of Public Meeting on September 11, 2024.

Staff are working with the applicant to address zoning deficiencies within the initial application related to Planning review comments for compliance with parking standards relative to the new use proposed, and any other deficiencies identified through the zoning examination. In the planning review, staff determined that there is additional information required from the applicant to confirm compliance with the parking spaces needed for the proposed use. Once these matters have been addressed, the application can return to PAC with a recommendation.

### **Application Review<sup>3</sup>:**

Planning staff is reviewing the application submission package including the Site Plan and the Planning Justification Report that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Policy Statement, 2020; A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019), as well as providing consideration for the new Provincial Planning Statement, 2024 (which is to be in effect on October 20, 2024), and conformity with the City of Kawartha Lakes Official Plan, Lindsay Secondary Plan, and applicable Zoning By-law.

Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments which may have an interest in the application. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

### **Other Alternatives Considered:**

A Preconsultation application process was deemed unnecessary for the proposed development given no site alteration is being proposed, and the negligible impact on the operations of other City Departments and external agencies.

---

<sup>3</sup> See Schedule 3 – Provincial and Municipal Land Use Framework

**Conclusion:**

Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

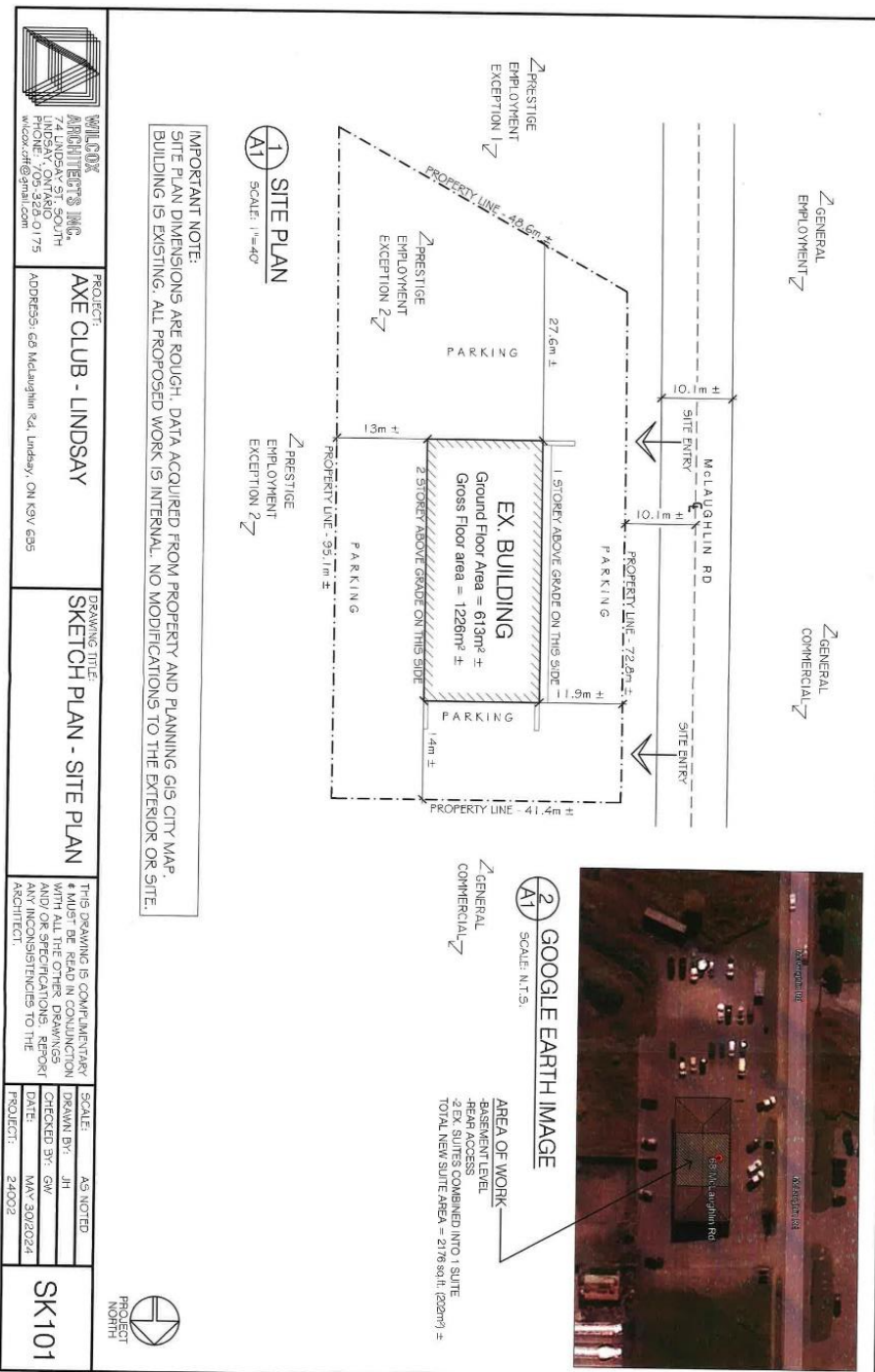
**Department Head:** Leah Barrie, Director of Development Services

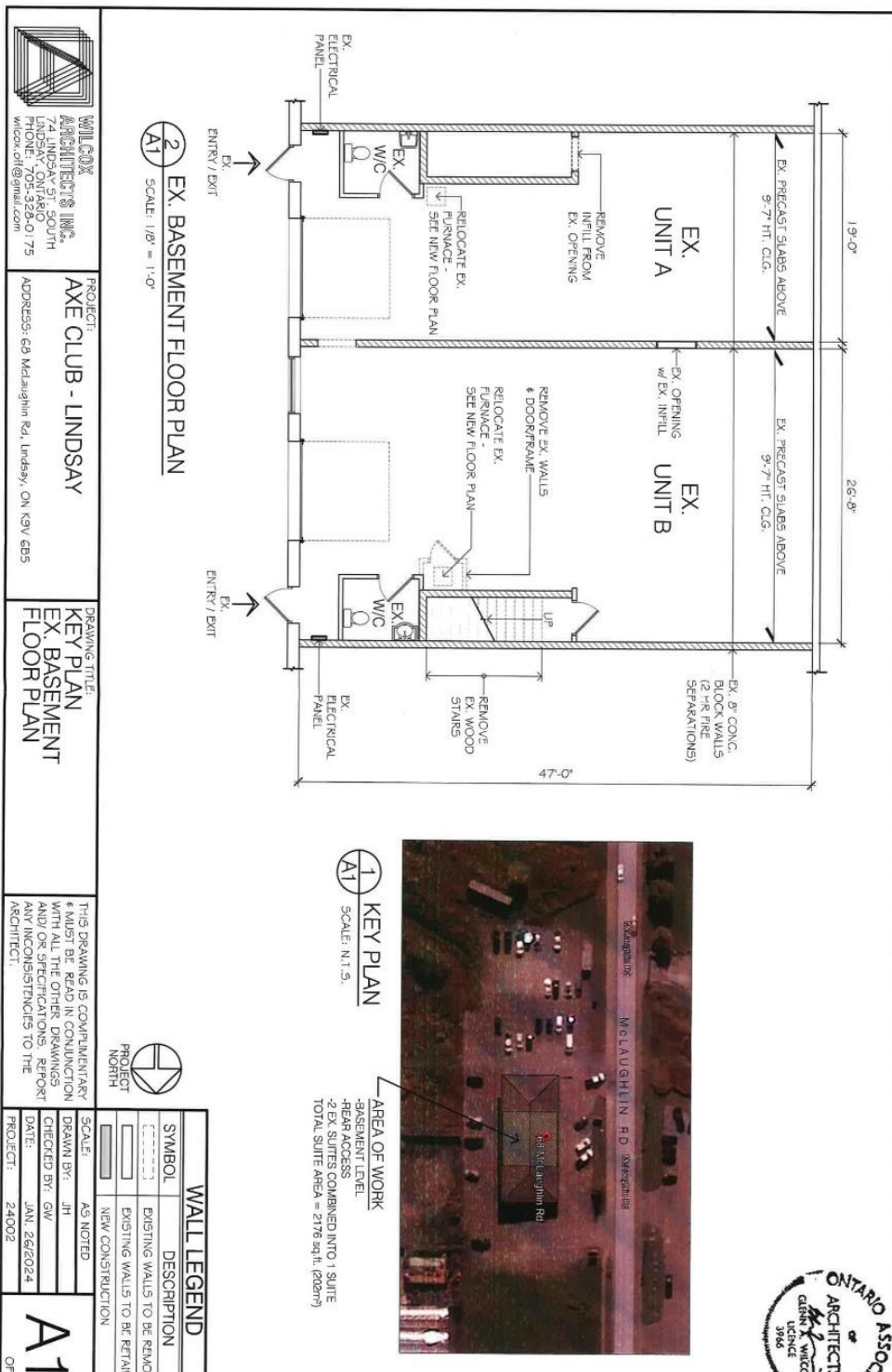
**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department File:** **D06-2024-017**

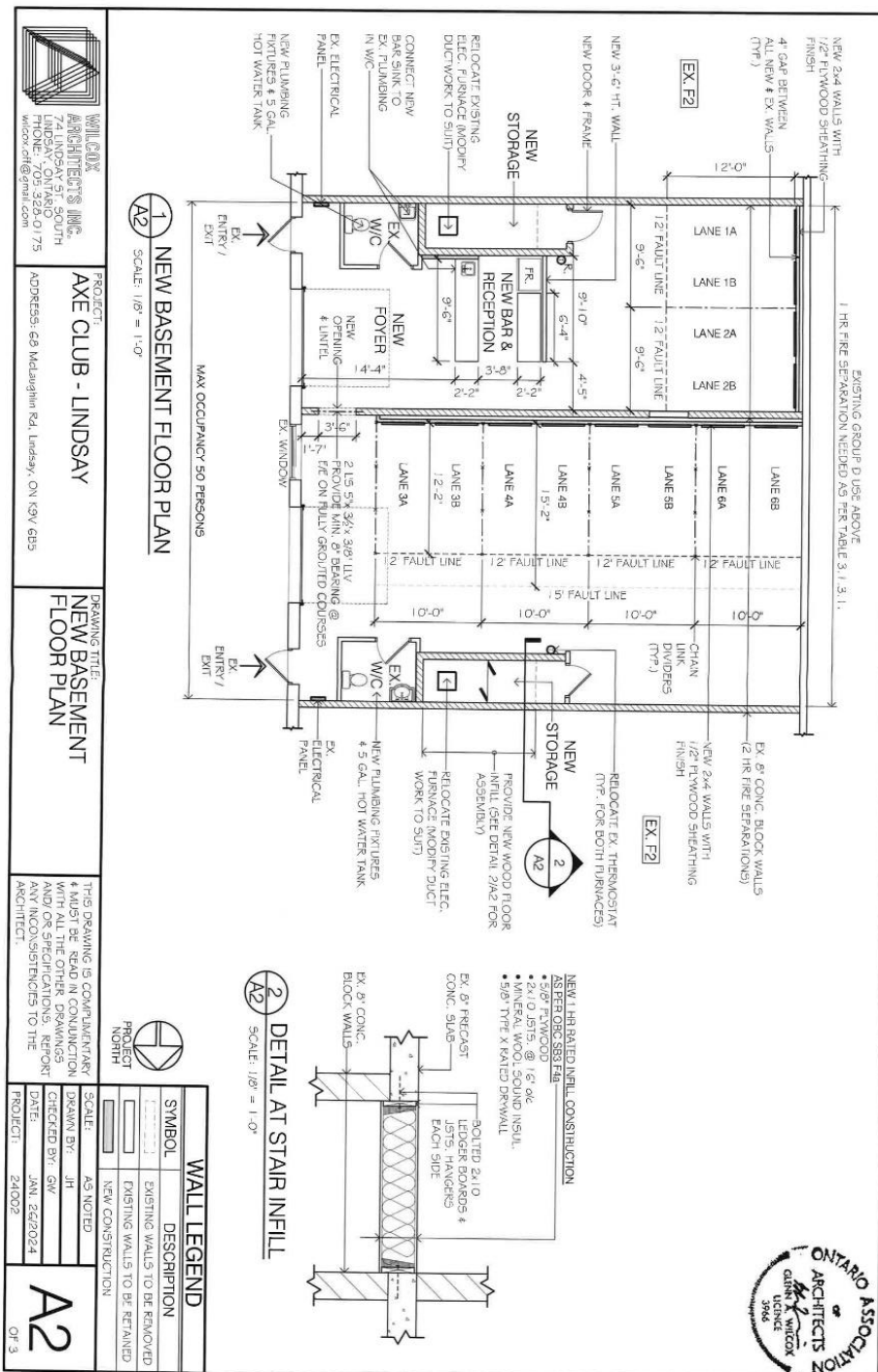
## **Schedule 1 – Proposed Concept Plan**

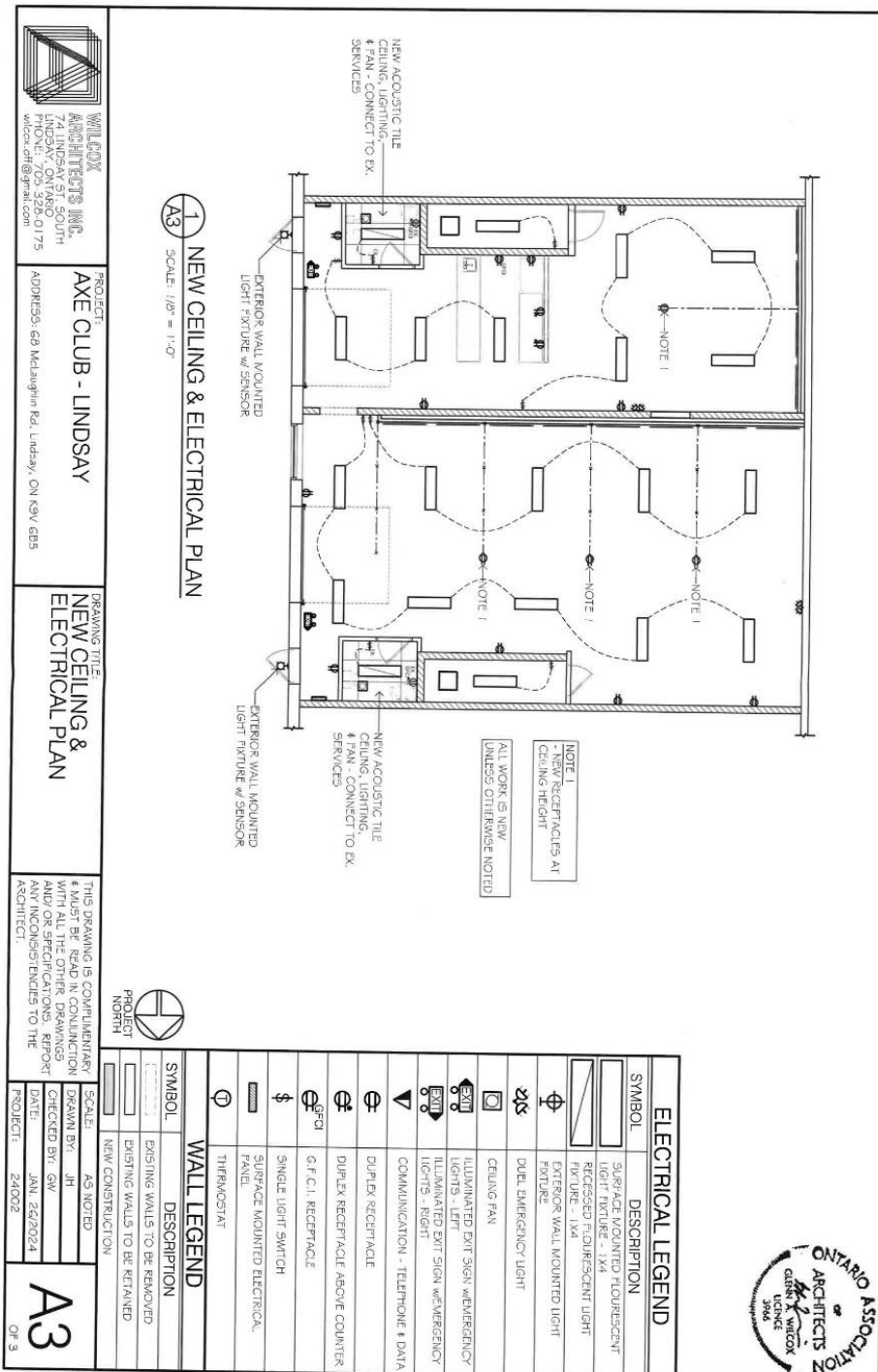
---











Zoning By-law Amendment, 68 McLaughlin Road (Concession 4 Part W 1/2 Lot 20,  
Registered Plan 57 R5038 Part 5, Former Town of Lindsay), Doug Dent (Glenn Wilcox of  
Wilcox Architects Inc.)

## Schedule 2 – Site Mapping

### Location Map



## Aerial Map



### **Schedule 3 – Provincial and Municipal Land Use Framework**

---

#### **Provincial Policy Statement, 2020 (PPS)**

The PPS provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas.

Municipal planning authorities are required to manage and direct land use to achieve efficient and resilient development and land use patterns, where strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.

#### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)**

The Growth Plan is a regional growth management policy for lands within the Greater Golden Horseshoe, to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The Growth Plan identifies density and intensification targets, urban growth centres, strategic employment areas, and settlement area restrictions designed to mitigate negative environmental, economic, and human health impacts associated with sprawling, uncoordinated growth in the region.

The Growth Plan emphasizes the importance of building complete communities, and building on the policy framework established in the PPS.



## Provincial Planning Statement, 2024

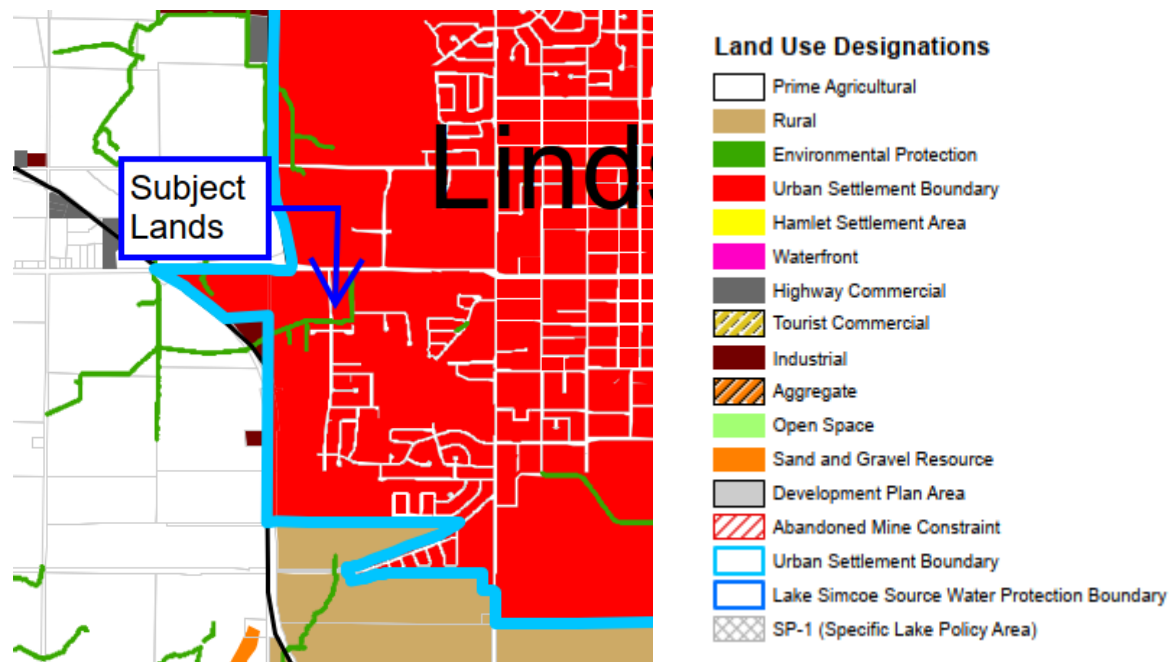
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The 2024 PPS will come into force on October 20, 2024.

## City of Kawartha Lakes Official Plan

The Official Plan is the City's policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.

The lands are within the 'Urban Settlement Area' designation in Schedule A-3 of the City of Kawartha Lakes Official Plan.



**Lindsay Secondary Plan**

The Lindsay Secondary Plan is based upon a vision that states: "Over 20 years Lindsay will expand its employment base, preserve existing heritage buildings and the natural environment as part of its own unique identity, increase educational and tourism opportunities, and develop affordable and accessible residential areas".

The Subject Lands are designated 'Service Employment' in Schedule 'F-1' of the Lindsay Secondary Plan. The Subject Lands are also within the Ops Jennings Creek Floodplain (Policy Area #2) in Schedule 'F-1' (Land Use) and 'G-1' (Environmental Constraints).





The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The map displays a grid of land parcels with various zoning codes. A blue box labeled "Subject Lands" points to a parcel at the intersection of Kent Street West and a road labeled "PE-S3". Other parcels are labeled with codes such as GC, GE, SCC-S1, PE-S2, R1, R2, R3, and FR-S1. Major roads like Kent Street West, Moorabie Road, and Denfield Road are also labeled.