

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

PC2024-11
Wednesday, October 9, 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

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, 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, Supervisor of Development Engineering K. Timms, and M. Hanifi and R. Romeral (Dillon Consulting on behalf of the City of Kawartha Lakes) were also in attendance.

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

PAC2024-060

Moved By Councillor Richardson

Seconded By Councillor Warren

That the agenda for the Wednesday, October 9, 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 PLAN2024-054

Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 68 McLaughlin Road, Lindsay - Dent

Michael Hanifi, MCIP, RPP, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

3.1.1 Public Meeting

Mr. Hanifi confirmed that the required notice was given in accordance with the Planning Act. He summarized the application, explaining that it proposes to add an axe throwing facility use within Units 7 and 8 of the existing split-level multi-tenant building. 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. Consistency with the Provincial Planning Statement, and the Kawartha Lakes Official Plan/Lindsay Secondary Plan will be determined upon further review of the application. Mr. Hanifi 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 received for information. Mr. Hanifi responded to questions from members of the Committee.

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

Matthew Colavecchia spoke on behalf of the owner D. Dent, and spoke regarding the parking requirements emphasizing the after-hours use of the proposed axe-throwing facility in contrast with the traditional office hours of the existing businesses at the property. He noted the previous uses of the spaces being a warehouse, u-brew centre, and golf-simulator. He stated that the approval of the proposal would provide local jobs, and indoor entertainment for the community. Mr. Colavecchia responded to questions from the members of the Committee.

Glenn Wilcox of Wilcox Architects spoke as the applicant, and noted the structural changes that are required for the proposal. He stated that proposed changes necessitated the associated building permit application, and the ongoing planning review. He further noted that 53 spaces are required under the zoning by-law, and 43 exist, however the 21 parking spaces required for the axe-throwing facility would be off-hours from the existing tenants. He stated that if the language of the zoning by-law was up to date, this application may not have been required.

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

Tom deBoer spoke and noted that while he is not retained by the applicant, he questioned why such a simple matter might be referred back to staff. He stated that in order to keep this business going, the committee should consider approving it, as opposed to delaying it by 2-3 months.

No other persons spoke to the application.

Ms. Barrie responded to questions put forward by the members of the Committee.

The Public Meeting concluded at 1:24 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-061

Moved By Councillor Richardson

Seconded By Mayor Elmslie

That Report PLAN2024-054, **Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 68 McLaughlin Road, Lindsay - Dent** be received;

That a By-law to implement the proposed zoning by-law amendment respecting application D06-2024-017 be prepared and referred to Council for approval and adoption by the November 19, 2024 Regular Council Meeting; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of these applications.

Carried

3.2 PLAN2024-055

Applications to Amend the Kawartha Lakes Official Plan and the Township of Fenelon Zoning By-law 12-95 at 4544 Highway 35, Cameron - Thibert

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

3.2.1 Public Meeting

Mr. Romeral confirmed that the required notice was given in accordance with the Planning Act. He summarized the applications, explaining that it proposes to develop a self-storage facility and retain the existing commercial building. An amendment to the City of Kawartha Lakes Official Plan is required to change the 'Highway Commercial' designation to permit the proposed self-storage use; and, an amendment to the Township of Fenelon Zoning By-law 12-95 is required to change the 'Highway Commercial Exception Two (C2-2) Zone' in order to facilitate the proposal. Consistency with the Provincial Planning Statement, and conformity to the Kawartha Lakes Official Plan will be determined upon further review of the application. Mr. Romeral 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 received for information. He responded to questions from members of the Committee.

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

The applicant who was present declined to comment at this time.

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

No persons spoke to the application.

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

3.2.2 Business Arising from the Public Meeting

PAC2024-062

Moved By Councillor Warren

Seconded By M. Barkwell

That Report PLAN2024-055, Applications to Amend the Kawartha Lakes Official Plan and the Township of Fenelon Zoning By-law 12-95 at 4544 Highway 35, Cameron - Thibert, be received for information.

Carried

4. Deputations

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2024-056

Provincial Planning Statement, 2024 – Information Report

Mark Jull, Supervisor of Policy Planning

Ms. Barrie spoke on behalf of Mr. Jull and provided a high-level overview of the new Provincial Planning Statement (PPS), which includes the removal of the Growth Plan for the Greater Golden Horseshoe. She stated that the new PPS comes into effect on October 20, 2024 and noted the differences as they relate to Kawartha Lakes in the following subject areas:

- Growth Targets and MZO;
- Settlement Area Expansions;
- Intensification;
- Affordable Housing;

- Employment Areas; and
- Agriculture

Ms. Barrie responded to questions from the members of the Committee.

PAC2024-063

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2024-056, **Provincial Planning Statement, 2024 – Information Report**, be received.

Carried

7. Adjournment

PAC2024-064

Moved By Mayor Elmslie

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 1:54p.m.

Carried