

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

PC2024-12
Wednesday, November 6, 2024
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Doug Elmslie
Councillor Ron Ashmore
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-Chairperson T. Richardson called the meeting to order at 1:00 p.m. Mayor D. Elmslie, Deputy Mayor C. McDonald (Alternate), Councillor R. Ashmore, 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, and Planning Consultants R. Romeral, A. Watson, and L. Nooren (Dillon Consulting on behalf of the City of Kawartha Lakes) were also in attendance.

Absent: Chair A. Veale, and Councillor P. Warren

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

PAC2024-065

Moved By Mayor Elmslie

Seconded By J. Willock

That the agenda for the Wednesday, November 6, 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 PLAN2024-058

Application to Amend the Mariposa Zoning By-law 94-07 at 220 Linden Valley Road, Woodville - Holcrest Farms Ltd.

Raphael Romeral, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

3.1.1 Public Meeting

Mr. Romeral confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to rezone the property at 220 Linden Valley Road as a condition of consent approval for the severance of a surplus farm dwelling under File No. D03-2024-004. To fulfill a condition of the consent, that being to prohibit future residential development on the retained agricultural lands, the applicant proposes to rezone a portion of the Retained Lands to a 'Agricultural Exception 44 (A1-44)' Zone. Further, through the review of the application and in discussion with planning staff, the applicant is also proposing to rezone a portion of the Retained Lands to 'Environmental Protection (EP)' Zone on areas designated Environmental Protection in the Official Plan and areas identified as Significant Woodlands. 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 forwarded to Council for approval. Mr. Romeral and Ms. Barrie responded to questions from members of the Committee.

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

Gord Mahoney of Michael Smith Planning Consultants spoke as the applicant on behalf of the owner, and thanked Mr. Romeral and staff for the report. He briefly noted the purpose of the application being the condition of consent, and to prohibit future residential development on the retained agricultural lands, while also applying an Environmental Protection Zone to protect the significant woodlands. He made himself available for any questions from the Committee.

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

No persons spoke to the application.

The Public Meeting concluded at 1:11p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-066

Moved By P. O'Reilly

Seconded By J. Willock

That Report PLAN2024-058, **Application to Amend the Mariposa Zoning By-law 94-07 at 220 Linden Valley Road, Woodville - Holcrest Farms Ltd.**, be received for information;

That a Zoning By-law Amendment respecting application D06-2024-021, substantially in the form attached as Appendix D to Report PLAN2024-058, 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

3.2 PLAN2024-059

Applications to Amend the Official Plan and Bobcaygeon Zoning By-law 16-78 at 75 Main Street, Bobcaygeon - 75 Maindev Inc.

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

3.2.1 Public Meeting

Ms. Watson confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to develop a multiple-unit townhouse development (16 units contained in two (2) buildings). An amendment to the Bobcaygeon Secondary Plan is required to permit the density of 78 units per net hectare (129 square metres of lot area per dwelling unit) in the Central Business District land use designation; and, an amendment to the Village of Bobcaygeon Zoning By-law 16-78 is required to change the 'Central Commercial (C1)' Zone to facilitate the proposal.

Consistency with the Provincial Planning Statement, and conformity to the Kawartha Lakes Official Plan and 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 this report that no additional comments were received. Staff are recommending that the application be received for information. Ms. Watson and Ms. Barrie responded to questions from members of the Committee.

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

Kevin Duguay of KMD Planning spoke as the applicant on behalf of the owner and noted this file was related to the Statutory Public Meeting for the related Zoning By-law Amendment held on September 11, 2024. He noted that the application was initially to seek relief of the Victoria County Official Plan, as

opposed to the Bobcaygeon Secondary Plan, but stated that he believed conformity could be achieved under both plans. He stated that the previous issues raised with this application related to matters that could primarily be dealt with at the Site Plan stage. He further noted regarding concerns about parking, that this location is centrally located within downtown Bobcaygeon and close to active transportation options. He encouraged staff to bring this application back for approval as soon as possible.

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

No persons spoke to the application.

The Public Meeting concluded at 1:30p.m.

3.2.2 Business Arising from the Public Meeting

PAC2024-067

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2024-059, Applications to Amend the Official Plan and Bobcaygeon Zoning By-law 16-78 at 75 Main Street, Bobcaygeon - 75 Maindev Inc., be received for information.

Carried

3.3 PLAN2024-060

Applications to Amend the Official Plan and Lindsay Zoning By-law 2000-75 at 400 Kent Street West, Lindsay - Nautical Land Group c/o George Whittington

Mark Fishman, and Lindsay Nooren, MCIP, RPP, Dillon Consulting Limited, Urban Planners on behalf of the City of Kawartha Lakes

3.3.1 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 develop a portion of the lands at 400 Kent Street West (known as the 'Subject Land') to accommodate a supportive living housing development consisting of a four-storey apartment building with 76 apartment-style dwellings and a mix of amenity uses, and 47 bungalow townhouse dwellings. Amendments to the Lindsay Secondary Plan and Town of Lindsay Zoning By-law are required to facilitate the proposal. Consistency with the Provincial Planning Statement, and conformity to the Lindsay Secondary 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 that no additional comments were received. Staff are recommending that the application be received for information. Ms. Nooren responded to questions from members of the Committee.

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

George Whittington and Angela Mariani of Nautical Land Group spoke as the applicant to the proposal on behalf of the owner. They summarized their presentation material (attached to the minutes) relating to the following matters:

- Site characteristics and proposed site plan;
- Conceptual drawings;
- Official Plan Amendment requirements;
- Zoning By-law Amendment requirements and justification; and
- Benefits to the development.

Mr. Whittington, Ms. Mariani, and Ms. Nooren responded to questions put forwarded by the members of the Committee.

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

No persons spoke to the application.

The Public Meeting concluded at 2:07p.m.

3.3.2 Business Arising from the Public Meeting

PAC2024-068

Moved By Mayor Elmslie

Seconded By P. O'Reilly

That Report PLAN2024-060, Applications to Amend the Official Plan and Lindsay Zoning By-law 2000-75 at 400 Kent Street West, Lindsay - Nautical Land Group c/o George Whittington, be received for information.

Carried

4. Deputations

5. Correspondence

6. Regular and Returned Reports

7. Adjournment

PAC2024-069

Moved By J. Willock

Seconded By Mayor Elmslie

That the Planning Advisory Committee Meeting adjourn at 2:09p.m.

Carried