

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

PC2025-02

Wednesday, February 5, 2025

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

The Vice-Chair assumed the role of Chair for the meeting as A. Veale had previously advised the Recording Secretary that he could not attend the entire meeting and would be required to leave the meeting early.

Vice-Chairperson Councillor Richardson called the meeting to order at 1:01 p.m. Mayor D. Elmslie, Councillor P. Warren, and Committee Members M. Barkwell, P. O'Reilly, A. Veale and J. Willock were in attendance.

Director of Development Services L. Barrie, Manager of Development Engineering C. Sisson, Supervisor of Development Engineering K. Timms, Deputy Clerk and Recording Secretary J. Watts, and various Dillon Consulting staff members representing the City of Kawartha Lakes were also in attendance.

Absent: Councillor R. Ashmore

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

PAC2025-012

Moved By Mayor Elmslie

Seconded By J. Willock

That the agenda for the Wednesday, February 5, 2025 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 to make decisions on the following planning matters. The Vice-Chair noted the purpose of the public hearing being for gathering information and hearing submissions from interested parties. The Vice-Chair also asked the planner to briefly describe the proposal and summarize any correspondence received to date, and they further advised how the public could participate in the Public Meeting portions of the agenda.

3.1 PLAN2025-010

Application to Amend the Township of Emily Zoning By-law 1996-30 at 757 Meadowview Road, Omeme - 1708673 Ontario Limited (Bell)

Timothy Gouveia, Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

3.1.1 Public Meeting

Mr. Gouveia 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 757 Meadowview Road as a condition of consent approval for the severance of a surplus farm dwelling under File No. D03-2024-027. To fulfill a condition of the consent, that being to prohibit future residential development on the retained agricultural lands, the applicant proposes to rezone portions of the proposed Retained Land on the Subject Land from Agricultural (A1) Zone to a site-specific Agricultural Exception 43 (A1-43) Zone to prohibit future residential dwellings, as per Official Plan policies, and to rezone the proposed Severed Land on the Subject Lands from the Agricultural (A1) Zone to a site-specific Agricultural Exception 44 (A1-44) Zone for the surplus farm dwelling severance to recognize zoning deficiencies related to lot frontage and lot coverage. A portion of the Retained Land is zoned 'Environmental Protection' (EP) Zone and contains a watercourse, Significant Woodland, and Significant Wildlife Habitat. The proposal will not result in the construction of any new buildings or structures to the retained lands and will not affect the natural heritage features as defined under the Official Plan. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. Mr. Gouveia 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 referred to Council for approval.

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

Kristin Darling of MHBC spoke as the applicant on behalf of the owner, and noted that while she had prepared a presentation (attached to the minutes), that she concurred with the Planner's presentation and the staff recommendation. She made herself available for any questions.

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

No persons spoke to the application.

The Public Meeting concluded at 1:12p.m.

3.1.2 Business Arising from the Public Meeting

PAC2025-013

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2025-010, **Application to Amend the Township of Emily Zoning By-law 1996-30 at 757 Meadowview Road, Omemee - 1708673 Ontario Limited (Bell)**, be received for information;

That a Zoning By-law Amendment respecting application D06-2025-001, substantially in the form attached as Appendix D to Report PLAN2025-010, 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 PLAN2025-011

Application to Amend the Township of Mariposa Zoning By-law 94-07 at 14657 Simcoe Street, Manilla - McPhaden

Julio Sarti Caldeira, Planning Technician, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

3.2.1 Public Meeting

Mr. Sarti Caldeira confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to rezone approximately 0.78 ha from the Subject Land to facilitate the creation of two new rural residential lots in lands currently designated Hamlet Settlement Area in the City of Kawartha Lakes Official Plan and zoned Agricultural (A1) Zone in the Township of Mariposa Zoning Bylaw 94-07. As part of the proposed conditions of provisional consent for applications D03-2023-039 and D03-2023-069, an amendment to the Township of Mariposa Zoning Bylaw respecting the lots to be severed is required, such that they be rezoned from the Agricultural (A1) Zone to the Hamlet Residential (HR) Zone, to permit the proposed hamlet residential uses. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. He 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 referred to Council for approval.

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

Doug Carroll of DC Planning spoke as the applicant on behalf of the owner and stated that they had reviewed the report, and agreed with the recommendation and the draft by-law. He made himself available for any questions from the Committee.

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

No persons spoke to the application.

The Public Meeting concluded at 1:20p.m.

3.2.2 Business Arising from the Public Meeting

PAC2025-014

Moved By P. O'Reilly

Seconded By A. Veale

That Report PLAN2025-011, **Application to Amend the Township of Mariposa Zoning By-law 94-07 at 14657 Simcoe Street, Manilla - McPhaden**, be received for information;

That a Zoning By-law Amendment respecting application D06-2024-026, substantially in the form attached as Appendix D to Report PLAN2025-011, 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

3.3 PLAN2025-013

Application to Amend the Township of Manvers Zoning By-law 87-06 at 456 Lifford Road, Bethany - Shea

Timothy Gouveia, Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

3.3.1 Public Meeting

Mr. Gouveia 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 456 Lifford Road as a condition of consent approval for the severance of a surplus farm dwelling under File No. D03-2024-025, that being to prohibit future residential development on the retained agricultural lands. The applicant proposes to rezone the proposed Severed Land on the Subject

Land from the Rural General (A1) Zone to a site-specific Rural Residential Type One S26 (RR1-S26) Zone to permit the surplus farm dwelling severance and recognize zoning deficiencies as well as to rezone the proposed Retained Land on the Subject Land from Rural General (A1) Zone to a site-specific Rural General S48 (A1-S48) Zone to prohibit future residential dwellings, as per Official Plan policies. The proposed severed land will continue to contain the existing dwelling and driveway. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. Mr. Gouveia 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 referred to Council for approval.

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

Adam Shea spoke as the owner and stated that they had no further comments at this time, and thanked the committee and staff for the consideration of the application. He made himself available for any questions.

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

No persons spoke to the application.

Member A. Veale left the meeting at 1:27p.m.

The Public Meeting concluded at 1:28p.m.

3.3.2 Business Arising from the Public Meeting

PAC2025-015

Moved By J. Willock

Seconded By Councillor Warren

That Report PLAN2025-013, **Application to Amend the Township of Manvers Zoning By-law 87-06 at 456 Lifford Road, Bethany - Shea**, be received for information;

That a Zoning By-law Amendment respecting application D06-2024-006, substantially in the form attached as Appendix D to Report PLAN2025-013, 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

3.4 PLAN2025-014

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

3.4.1 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 and redesignate the property at 4544 Highway 35 (Subject Land) to permit the addition of a self-service storage facility. The proposed development will retain the existing commercial building as a retail showroom for hot tubs and the addition of a self-service storage facility, separated by fencing with a gate for vehicular access, and an additional entrance/exit point is proposed along Ranchers Road. An amendment to the City of Kawartha Lakes Official Plan is required to permit the proposed self-service storage use within the Highway Commercial designation. An amendment to the Township of Fenelon Zoning By-law 12-95 is required to change the Highway Commercial Exception Two (C2-2) Zone regarding the minimum front yard setback, minimum interior yard setback, minimum exterior yard setback, rear yard setback and maximum lot coverage, and parking provisions. Additionally, the applicant is also proposing to rezone and redesignate a portion of the Subject Land to an Environmental Protection Nine (EP-9) Zone and an Environmental Protection designation respectively, to protect the identified wetlands on the property. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. 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 referred to Council for approval. He responded to questions from members of the Committee.

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

Derek Pokora spoke as the applicant on behalf of Mr. Thibert, the owner, and stated that they agreed with the summary of the report and the recommendations put forward by staff. He thanked staff and committee for the time and consideration.

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

No persons spoke to the application.

The Public Meeting concluded at 1:39p.m.

3.4.2 Business Arising from the Public Meeting

PAC2025-016

Moved By Mayor Elmslie

Seconded By P. O'Reilly

That Report PLAN2025-014, **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;

That a Zoning By-law Amendment respecting application D06-2024-018, substantially in the form attached as Appendix D to Report PLAN2025-014, be approved and adopted by Council;

That an Official Plan Amendment respecting application D01-2024-006, substantially in the form attached as Appendix E to Report PLAN2025-014, 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

4. **Deputations**

5. **Correspondence**

6. **Regular and Returned Reports**

6.1 ENG2025-008

Assumption of Woodland Hills Subdivision, Manvers (Country Place, Horizon Court, Tall Cedar Lane)

Christina Sisson, Manager, Development Engineering

Mr. Timms provided an overview of Ms. Sisson's report noting the history of the related development in the area. Staff are recommending assumption of the roads (Country Place, Tall Cedar Lane, and Horizon Court), stormwater management pond, and drainage swale as per the draft by-law attached to the report.

PAC2025-017

Moved By P. O'Reilly

Seconded By Mayor Elmslie

That Report ENG2025-008, **Assumption of Woodland Hills Subdivision, Manvers**, be received;

That the Assumption of Woodland Hills Subdivision, geographic Township of Manvers, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2025-008 be approved and adopted by Council; and

That the Mayor and City Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

7. Adjournment

PAC2025-018

Moved By Councillor Warren

Seconded By J. Willock

That the Planning Advisory Committee Meeting adjourn at 1:43p.m.

Carried