

**The Corporation of the City of Kawartha Lakes**  
**Minutes**  
**Committee of the Whole Meeting**

**COW2025-02**  
**Tuesday, February 4, 2025**  
**Open Session Commencing at 10:30 a.m.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**  
**Mayor Doug Elmslie**  
**Deputy Mayor Charlie McDonald**  
**Councillor Ron Ashmore**  
**Councillor Dan Joyce**  
**Councillor Mike Perry**  
**Councillor Tracy Richardson**  
**Councillor Pat Warren**  
**Councillor Emmett Yeo**  
**Vacancy - Ward 5**

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**electronically.**

**Accessible formats and communication supports are available upon request. The**  
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**accommodation request.**

**1. Call to Order**

Mayor Elmslie called the Meeting to order at 10:30 a.m. Councillors D. Joyce, M. Perry and T. Richardson were in attendance in Council Chambers.

Deputy Mayor C. McDonald and Councillors P. Warren and E. Yeo were in attendance electronically.

Councillor R. Ashmore was absent.

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk S. O'Connell, Directors L. Barrie, J. Johnson, B. Robinson and J. Rojas were also in attendance in Council Chambers.

City Solicitor R. Carlson and Director C. Faber were in attendance electronically.

**2. Adoption of Agenda**

**CW2025-017**

**Moved By** Councillor Perry

**Seconded By** Councillor Richardson

**That** the Agenda for the Open Session of the Committee of the Whole of Tuesday, February 4, 2025, be adopted as circulated and with the following amendments:

Additions:

Item 4.1.1 being a deputation by Jim Webster and David Johnston regarding comments on the Growth Management Strategy (2025)

Item 4.1.2 being a deputation by Matthew Cory, of Malone Given Parson Ltd., regarding comments on the Growth Management Strategy (2025)

Item 4.2.1 being correspondence from Matthew Cory, of Malone Given Parson Ltd., regarding the Growth Management Strategy Update

**Carried**

**3. Disclosure of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**4. Growth Management Strategy (2025)**

**4.1 Deputations Regarding the Growth Management Strategy (2025)**

**4.1.1 COW2025-02.4.1.1**

### **Comments Regarding the Growth Management Strategy**

Jim Webster

David Johnston

Jim Webster expressed concern relating Growth Management Strategy (2025). He noted that the parcel of land that he owns in the Fenelon Falls area has not been included as a preliminary preferred site within the Growth Management Strategy (2025). He provided a history of the property and asked Council to include his parcel of land, commonly referred to as the Black Bear Estates property, as a preliminary preferred site within the Growth Management Strategy (2025). He outlined that he is concerned that if the Growth Management Strategy (2025) proceeds as is, with only one preliminary preferred site, it could create an opportunity for any future allocation to his property to be opposed.

David Johnston spoke to the Growth Management Strategy (2025) reiterated the concern expressed by Mr. Webster. He encouraged Council to include a secondary preferred site in the Fenelon Falls area, being the Black Bear Estates property, within the Growth Management Strategy (2025).

#### **CW2025-018**

**Moved By** Councillor Perry

**Seconded By** Councillor Warren

**That** the deputation of Jim Webster and David Johnston, **regarding the Growth Management Strategy (2025)**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

#### 4.1.2 COW2025-02.4.1.2

### **Comments Regarding the Growth Management Strategy (2025)**

Matthew Cory, Principal, Planner, Land Economist, Project Manager, Malone Given Parsons Ltd.

Matthew Cory, of Malone Given Parson Ltd., provided comments on the Growth Management Strategy (2025) with regard to the lands owned by FLATO Inc. He provided an overview on the lands owned by FLATO Inc. and the work that has been undertaken with regard to the land.

#### **CW2025-019**

**Moved By** Councillor Warren

**Seconded By** Deputy Mayor McDonald

**That** the deputation of Matthew Corey, of Malone Given Parsons Ltd., **regarding the Growth Management Strategy (2025)**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

4.2 Correspondence Regarding the Growth Management Strategy (2025)

4.2.1 COW2025-02.4.2.1

**Growth Management Strategy Update - Report PLAN2025-012**

Matthew Cory, Principal, Planner, Land Economist, Project Manager, Malone Given Parsons Ltd.

Matthew Cory, of Malone Given Parsons Ltd., provided an overview of the lands owned by Flato Developments Inc. He expressed concern relating to the Growth Management Strategy (2025) and encouraged Council to direct Staff to update the Growth Management Strategy to reflect the phasing plan that has been proposed for the lands owned by Flato Developments Inc.

**CW2025-020**

**Moved By** Councillor Warren

**Seconded By** Deputy Mayor McDonald

**That** the correspondence from Matthew Cory, of Malone Given Parsons Ltd., **regarding Growth Management Strategy Update - Report PLAN2025-012**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

4.3 COW2025-02.4.3

**Growth Management Strategy (2025) Presentation**

Jamie Cook, Managing Partner, Watson & Associates Economists Ltd.

Shaila Taku, Consultant, Watson & Associates Economists Ltd.

Rory Baksh, Partner, Dillon Consulting Limited

Jamie Cook and Shaila Taku, of Watson and Associates Economists Ltd., and Rory Baksh, of Dillon Consulting Limited, provided an overview of the Growth Management Strategy (2025). The overview included detail on the project

schedule, stakeholder consultations, strategic recommendations by community area and strategic recommendations by employment area.

**CW2025-021**

**Moved By** Councillor Warren

**Seconded By** Councillor Richardson

**That** the presentation by Jamie Cook, Managing Partner with Watson & Associates Economists Ltd., Shaila Taku, Consultant with Watson & Associates Economists Ltd., and Rory Baksh, Partner with Dillon Consulting Limited, **regarding the Growth Management Strategy (2025)**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

4.4 Report PLAN2025-012

**Growth Management Strategy (2025)**

Leah Barrie, Director of Development Services

**Note: Appendix A to Report PLAN2025-012 is available through the following link: [https://jumpinkawarthalakes.ca/download\\_file/1068/636](https://jumpinkawarthalakes.ca/download_file/1068/636)**

**CW2025-022**

**Moved By** Councillor Richardson

**Seconded By** Deputy Mayor McDonald

**That** Report PLAN2025-012, **Growth Management Strategy (2025)**, be received;

**That** the Growth Management Strategy (2025), substantially in the form attached as Appendix A to Report PLAN2025-012 be endorsed, as input into the City's Official Plan review, and updated population and employment forecasts for the City of Kawartha Lakes to 2051; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

**5. Water and Wastewater Servicing and Capacity Master Plan Study**

5.1 Deputations Regarding the Water and Wastewater Servicing and Capacity Master Plan Study

5.2 Correspondence Regarding the Water and Wastewater Servicing and Capacity Master Plan Study

5.3 COW2025-02.5.3

**Water and Wastewater Servicing and Capacity Master Plan Study Presentation**

Corby Purdy, Manager, Infrastructure, Design and Construction  
Abe Khademi, TYLin

Corby Purdy, Manager of Infrastructure, Design and Construction, provided an overview of the Water and Wastewater Servicing and Capacity Master Plan Study. He provided a history of the project and outlined that the City of Kawartha Lakes provides municipal water serving to twenty-one (21) communities and wastewater servicing to six (6) communities. The City is obligated to implement and maintain servicing and provide planning to support appropriate growth and development in the City that is affordable and sustainable.

**CW2025-023**

**Moved By** Councillor Richardson

**Seconded By** Councillor Warren

**That** the presentation by Corby Purdy, Manager of Infrastructure, Design and Construction, and Abe Khademi, of TYLin, **regarding the Water and Wastewater Servicing and Capacity Master Plan Study**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

The Meeting recessed at 12:31 p.m. and reconvened at 1:00 p.m.

Mayor Elmslie reconvened the Meeting with Councillors D. Joyce, M. Perry and T. Richardson in attendance in Council Chambers.

Deputy Mayor C. McDonald and Councillors P. Warren and E. Yeo were in attendance electronically.

Councillor R. Ashmore was absent.

CAO R. Taylor, City Clerk C. Ritchie, Deputy Clerk S. O'Connell, Directors L. Barrie, J. Johnson, B. Robinson J. Rojas and Deputy Paramedic Chief S. Lucas were also in attendance in Council Chambers.

City Solicitor R. Carlson and Director C. Faber were in attendance electronically.

Item 8.1 was moved up on the Agenda.

8.1 COW2025-02.8.1

**The Starter Company PLUS Entrepreneurship Program and the Graduates of 2024**

Rebecca Mustard, Manager of Economic Development

Sandy Greenberg, Economic Development Officer - Small Business Programs

Rebecca Mustard, Manager of Economic Development, and Sandy Greenberg, Economic Development Officer - Small Business Programs, provided an overview of the Starter Company Plus Entrepreneurship Program and highlighted the graduates for the 2024 calendar year. They recognized the 2024 graduates that were in attendance, being:

- Jamie Atherton, of Saturday Scotch Designs
- Paige Layle Hennekam, activist and author
- Samuel Jenkinson, of Sam Jenkinson Custom Woodworking
- Bill Kavanagh and Ken Shaw, of CherryStone Landscape and Construction Inc.
- Graeme Morrison, of Morrison Music
- Jeremy Stuart, of SCC Builds
- Shaun Toutant, of Woods Avenue Digital
- Kyla Vitek, of Kyla Vitek Jewellery

**CW2025-024**

**Moved By** Councillor Perry

**Seconded By** Deputy Mayor McDonald

**That** the presentation by Rebecca Mustard, Manager of Economic Development and Sandy Greenberg, Economic Development Officer - Small Business Program, **regarding the Starter Company PLUS Entrepreneurship Program and the Graduates of 2024**, be received; and

**That** the recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

5.4 Report ENG2025-002

**2025 Water and Wastewater Servicing and Capacity Master Plan Study Completion**

Nafiur Rahman, Supervisor of Environmental Capital Project Management

**Note: Appendix A to Report ENG2025-002 is available through the following link:**

[https://issuu.com/kawarthalakes/docs/water\\_and\\_wastewater\\_servicing\\_and\\_capacity\\_master](https://issuu.com/kawarthalakes/docs/water_and_wastewater_servicing_and_capacity_master)

**CW2025-025**

**Moved By** Councillor Richardson

**Seconded By** Councillor Joyce

**That** Report ENG2025-002, **2025 Water and Wastewater Servicing and Capacity Master Plan Study Completion**, be received;

**That** the 2025 Water and Wastewater Servicing and Capacity Master Plan Study Completion in the form attached as Appendix A to the Report ENG2025-002 be endorsed by Council as the City of Kawartha Lakes' long-term servicing strategy and policy direction; and

**That** Staff be authorized to publish the notice of completion of the Municipal Class Environmental Assessment (Class EA) Planning and Design process for the Water and Wastewater Servicing and Capacity Master Plan Study, and file the Class EA Project File Report for the legislated 30-day comment period; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

The Items within Section 9 were moved up on the Agenda.

**9. Deputations**

9.1 COW2025-02.9.1

**Request for an Award Drain Educational and Identification Program**

James Blair

James Blair spoke to Award Drains on rural properties and encouraged Council to consider the implementation of a City led program that will identify existing Award Drains and educate the owners of the properties that are subject to an

Award Drain. He outlined that he believes that the identification and education program

**CW2025-026**

**Moved By** Councillor Richardson

**Seconded By** Councillor Yeo

**That** the deputation of James Blair, **regarding a Request for an Award Drain Educational and Identification Program**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

9.2 COW2025-02.9.2

**Kawartha Water Fund Landowner Grant Program**

Danielle Marcoux-Hunter, Landowner and Community Specialist, Kawartha Conservation

Danielle Marcoux-Hunter, Landowner and Community Specialist for Kawartha Conservation, provided an overview of the Kawartha Water Fund Landowner Grant Program. The Program is offered by Kawartha Conservation to provide funding a variety of projects including tree planting following a fire event, waterfront erosion control, well upgrades, farm water management, urban rainwater management and community tree planting. Residents are encouraged to contact Kawartha Conservation for further information on the Program; Kawartha Conservation is currently accepting applications for the Program.

**CW2025-027**

**Moved By** Councillor Warren

**Seconded By** Councillor Joyce

**That** the deputation of Danielle Marcoux-Hunter, Landowner and Community Specialist for Kawartha Conservation, **regarding the Kawartha Water Fund Landowner Grant Program**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

9.3 COW2025-02.9.3

**Planning Inquiry Regarding 121 Autumn Lane, Kirkfield**

Mary Yvonne Carroll

John Rea

Mary Yvonne Carroll provided an overview of the property located at 121 Autumn Lane in Kirkfield (being a 100 acre farm property). She outlined that Planning has outlined that the current zoning held by the property does not allow for the current residential use and Staff have advised that a zoning by-law amendment would be required. She expressed concern regarding the necessity for a zoning amendment due to the prohibitive costs. She asked Council to consider relief from necessity of a zoning by-law amendment.

**CW2025-028**

**Moved By** Councillor Perry

**Seconded By** Councillor Yeo

**That** the deputation of Mary Yvonne Carroll and John Rea, **regarding a Planning Inquiry Regarding 121 Autumn Lane, Kirkfield**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

9.4 COW2025-02.9.4

**Request for a Water Bill Reduction for 55 Colborne Street, East, Lindsay**

Mackenzie Baker

Devon Thompson

Mackenzie Baker provided an overview of a high water bill that was received for his property located at 55 Colborne Street East in Lindsay. He outlined the measures that he has taken to confirm that there are no active leaks at the property that could have lead to a higher than normal water consumption and no leaks were located. He expressed concern relating to the response times from Staff and asked Council to provide relief for the high water bill.

**CW2025-029**

**Moved By** Deputy Mayor McDonald

**Seconded By** Councillor Richardson

**That** the deputation of Mackenzie Baker and Devon Thompson, **regarding a Request for a Water Bill Reduction for 55 Colborne Street East, Lindsay**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

9.5 COW2025-02.9.5

**Overview of the Challenges and the Impact that the Rare Disease Community has on the City of Kawartha Lakes Economy**

Manley Lavender

Manley Lavender spoke to the impact that the rare disease community has on the economy within the City of Kawartha Lakes. He outlined that a rare disease can impact the ability of patients and caregivers to work full or part time. He also outlined the importance of accommodations for individuals living with a rare disease and that proper care and rehabilitation can improve the quality of life for patients and caregivers.

**CW2025-030**

**Moved By** Councillor Perry

**Seconded By** Deputy Mayor McDonald

**That** the deputation of Manley Lavender, **regarding an Overview of the Challenges and the Impact that the Rare Disease Community has on the City of Kawartha Lakes Economy**, be received; and

**That** this recommendation be brought forward to Council for consideration for the next Regular Council Meeting.

**Carried**

**6. Transportation Master Plan Update**

6.1 Deputations Regarding the Transportation Master Plan Update

6.2 Correspondence Regarding the Transportation Master Plan Update

6.3 COW2025-02.6.3

**Transportation Master Plan Update Presentation**

Michael Farquhar, Manager of Engineering - Technical Services

Michael Farquhar, Manager of Engineering - Technical Services, provided an overview of the Transportation Master Plan Update. He outlined the four main points of the Transportation Master Plan, being:

1. Assessing the existing state of the City's transportation network;

2. Improving mobility across all transportation modes that is safe, connected, sustainable and accessible for residents;
3. Reviewing active transportation network gaps and opportunities to better integrate the City's communities through efficient and safe infrastructure; and
4. Developing a sustainable transportation network implementation plan that reflects future development scenarios for the short term, medium term and long term infrastructure needs of the City.

**CW2025-031**

**Moved By** Councillor Warren

**Seconded By** Councillor Perry

**That** the presentation by Michael Farquhar, Manager of Engineering - Technical Services, **regarding the Transportation Master Plan Update**, be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

6.4 Report ENG2025-007

**Transportation Master Plan Update**

Joseph Kelly, Traffic Management Supervisor

**Note: Appendix A to Report ENG2025-007 is available through the following link: [https://issuu.com/kawarthalakes/docs/ckl tmp draft final jan312025](https://issuu.com/kawarthalakes/docs/ckl_tmp_draft_final_jan312025)**

**CW2025-032**

**Moved By** Councillor Warren

**Seconded By** Councillor Perry

**That** Report ENG2025-007, **2025 Transportation Master Plan Update – Study Completion**, be received;

**That** the 2025 Transportation Master Plan Update in the form attached as Appendix A to Report ENG2025-007 be endorsed by Council as the City of Kawartha Lakes' long-term transportation strategy and policy direction;

**That** Staff be authorized to publish the notice of completion of the Municipal Class Environmental Assessment (Class ER) Planning and Design process for the 2025 Transportation Master Plan Update, and file the Class EA file Project File Report for the legislated 30-day comment period; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

**7. The Meeting Shall Recess at 12:00 p.m. and Reconvene at 1:00 p.m.**

The recess was addressed within Item 5.3 on the Agenda.

**8. Presentations**

**10. Correspondence**

**11. Consent Matters**

**That** all of the proposed recommendations shown in Section 11.1 of the Agenda be approved by the Committee of the Whole in the order that they appear on the Agenda, sequentially numbered and forwarded to Council for consideration at the next Regular Council Meeting.

**Carried**

11.1 Reports

11.1.1 ED2025-003

**Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers (Pontypool Presbyterian Manse)**

Emily Turner, Economic Development Officer - Heritage Planning

**CW2025-033**

**That** Report ED2025-003, **Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers (Pontypool Presbyterian Manse)**, be received;

**That** the Municipal Heritage Committee's recommendation to designate 635 Drum Road under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest be endorsed;

**That** staff be authorized to proceed with the process to designate the subject property under Part IV of the Ontario Heritage Act, including the preparation and circulation of Notices of Intention to Designate, consultation with the property owner and preparation of the designating by-laws; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

11.1.2 WWW2025-001

**Drinking Water Quality Management System Annual Summary and Review**

Julie Henry, Quality Management and Policy Coordinator

**CW2025-034**

**That** Report WWW2025-001, **Drinking Water Quality Management System Annual Summary and Review**, be received;

**That** the City of Kawartha Lakes Water and Wastewater Division (as the accredited Operating Authority) Quality Management System Policy Statements be received;

**That** the Ontario Clean Water Agency (OCWA), as the second accredited Operating Authority) Quality Management System Policy Statements be received;

**That** the external audit report for the City of Kawartha Lakes Water and Wastewater Division be received;

**That** the external audit report for the Ontario Clean Water Agency be received;

**That** the Water and Wastewater Division Management Review Summary be received;

**That** the Ontario Clean Water Agency Management Review Summary be received; and

**That** this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

**Carried**

11.2 Items Extracted from Consent

**12. New or Other Business**

12.1 COW2025-02.12.1

**Memorandum Regarding Support of Requests for the Redistribution of the Provincial Land Transfer Tax and GST**

Councillor Warren

**CW2025-035**

**Moved By** Councillor Warren

**Seconded By** Councillor Perry

**That** the Memorandum from Councillor Warren regarding, **Support of Requests for the Redistribution of the Provincial Land Transfer Tax and GST**, be received; and

**That** the City of Kawartha Lakes support the resolution from the Town of Aurora requesting the Provincial Government to reconsider distributing a portion of the Land Transfer Tax collected on property transactions to municipalities and calling on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

**That** a copy of this recommendation be sent to the Prime Minister, the Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, Jamie Schmale MP, Laurie Scott MPP, and the Association of Municipalities of Ontario (AMO); and

**That** this recommendation be forwarded to Council for consideration at the next Regular Council Meeting.

**Carried**

**13. Adjournment**

**CW2025-036**

**Moved By** Councillor Yeo

**Seconded By** Councillor Joyce

**That** the Committee of the Whole Meeting adjourn at 2:11 p.m.

**Carried**

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Doug Elmslie, Mayor

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Cathie Ritchie, City Clerk