

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

PC2025-04
Wednesday, April 9, 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
Le Nguyen
Patrick O'Reilly
Andrew Veale
Jason Willock

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1. Opening Proceedings

1.1 Call to Order and Introduction of New Member

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, L. Nguyen, P. O'Reilly, and J. Willock were in attendance.

Director of Development Services L. Barrie, Manager of Development Engineering K. Timms, Deputy Clerk and Recording Secretary J. Watts, and Dillon Consultants R. Baksh and R. Romeral were also in attendance.

Absent: Councillor R. Ashmore

The Chair opened the meeting and noted the members of the Planning Advisory Committee and staff present. He further introduced and welcomed the newest member of the Planning Advisory Committee: Le Nguyen, who was appointed to the Committee at the March 18, 2025 Regular Council Meeting.

1.2 Adoption of the Agenda

PAC2025-024

Moved By Mayor Elmslie

Seconded By J. Willock

That the agenda for the Wednesday, April 9, 2025 Planning Advisory Committee Meeting be adopted as circulated and as amended.

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 to make decisions on the following planning matters. The Chair noted the purpose of the public hearing being for gathering information and hearing submissions from interested parties. The 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 PLAN2025-024

Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 370 Kent Street West, Lindsay - 1193017 Ontario Inc.

Leah Barrie, Director of Development Services

3.1.1 Public Meeting

Ms. Barrie confirmed that the required notice was given in accordance with the Planning Act. She summarized the application, explaining that it proposes to expand the list of permitted commercial uses and to eliminate the existing caps on certain categories of uses, in order to bring the zoning into alignment with the new Lindsay Secondary Plan. As such, an Official Plan Amendment is not required and no additional buildings are proposed. The application is consistent with the Provincial Planning Statement, and conforms to the Lindsay Secondary Plan. Ms. Barrie 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. She further noted that both the property owner and the applicant had an opportunity to review the report, and that they concur with the staff recommendations. Ms. Barrie responded to questions from members of the Committee.

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

Neither the property owner or applicant were present at the meeting.

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

No persons spoke to the application.

The Public Meeting concluded at 1:14 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2025-025

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2025-024, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 370 Kent Street West, Lindsay - 1193017 Ontario Inc., be received for information;

That the Zoning By-law Amendment respecting application D06-2024-020, substantially in the form attached in Appendix C to Report PLAN2025-024, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 370 Kent

Street West, Lindsay - 1193017 Ontario Inc. 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

4.1 Jamie Hoefling and Michael Eatson

Relating to Report PLAN2025-022 (Item 6.1 on the Agenda)

Jamie Hoefling of One Community Planning Inc. spoke on behalf of the applicant (K. Duguay) and the owners (M. Eatson), and stated that they have reviewed the application, and agree with the recommendations in the report. She noted that the archeological assessment is currently underway to allow for the future removal of the holding symbol. She made herself available for any questions from the members of the committee.

PAC2025-026

Moved By Councillor Richardson

Seconded By Mayor Elmslie

That the deputation of Jamie Hoefling, One Community Planning, regarding Report PLAN2025-022 (Item 6.1 on the Agenda), be received.

Carried

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2025-022

Applications to Amend the Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 4 Riverwood Park Road, Lindsay - Eatson Properties Inc.

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

Mr. Romeral confirmed that a Public Meeting on this matter was held on January 15, 2025 in accordance with the Planning Act. He summarized the application, explaining that it proposes to permit a self-storage facility and a motor vehicle sales facility at 4 Riverwood Park Road. An Official Plan Amendment is required to amend the City of Kawartha Lakes Official Plan by redesignating a portion of

the Subject Land from the Rural designation to a Highway Commercial Exception to permit the proposed self storage facility. Also, a zoning by-law amendment is necessary to rezone the Subject Land from the Highway Commercial (CH) zone and Agricultural Exception Three (A-3) zone to a Highway Commercial Exception 19 (CH-19) zone to permit the self-storage facility within the Subject Land. The proposal also includes 42 parking spaces for the motor vehicle sales facility, and 22 parking spaces for the self-storage facility and the Zoning By-law Amendment seeks to remedy this parking deficiency. Additionally, a Holding (H) provision will be placed on the zoning to address the identified archaeological potential of the site. 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.

PAC2025-027**Moved By** Councillor Richardson**Seconded By** J. Willock

That Report **PLAN2025-022, Applications to Amend the Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 4 Riverwood Park Road, Lindsay - Eatson Properties Inc.**, be received for information;

That an Official Plan Amendment respecting application D01-2024-009, substantially in the form attached as Appendix D to Report PLAN2025-022, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2024-024, substantially in the form attached as Appendix E to Report PLAN2025-022, 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

6.2 PLAN2025-023

King's Bay Golf Club Limited Subdivision Agreement

Rory Baksh (Dillon Consulting) for the City of Kawartha Lakes

Mr. Baksh confirmed that this matter was recently heard by the Ontario Land Tribunal, and that all three appeals were resolved through the OLT's proceedings. He summarized the draft subdivision agreement, explaining that it

proposes to implement the development of the subdivision in compliance with the City's 2025 template for subdivision agreements and will ultimately incorporate all appropriate civil engineering standards and land use planning requirements. The draft subdivision agreement complies with the OLT Decision by incorporating the conditions of draft approval. Staff are recommending that the subdivision agreement be approved substantially in the form as the attachment to the report allowing for the resolution of the outstanding technical matters. Mr. Baksh and Ms. Barrie responded to questions from the members of the Committee.

PAC2025-028

Moved By M. Barkwell

Seconded By J. Willock

That Report **PLAN2025-023, King's Bay Golf Club Limited Subdivision Agreement**, be received for information;

That the Subdivision Agreement generally in accordance with the draft version attached in Appendix B to Report PLAN2025-023, King's Bay Golf Club Limited Subdivision Agreement, be endorsed by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this request.

Carried

6.3 Verbal Update

Update on Significant Subdivisions in Kawartha Lakes at Various Stages of Approval

L. Barrie, Director of Development Services

Ms. Barrie provided an overview of the various significant applications at various stages of approval including:

- Growth Management Strategy and Development Activity;
- Development Activity Planned and Underway in Lindsay;
- Development Activity as part of Minister's Zoning Order (MZOs); and
- Development Activity in Fenelon Falls, and Bobcaygeon.

A summary document identifying the upcoming developments has been attached to the minutes. Ms. Barrie and Mr. Timms responded to questions from the members of the committee.

PAC2025-029

Moved By Mayor Elmslie

Seconded By Councillor Warren

That the update from L. Barrie, Director of Development Services, regarding Significant Subdivisions in Kawartha Lakes at Various Stages of Approval, be received.

Carried

7. Adjournment

PAC2025-030

Moved By L. Nguyen

Seconded By Councillor Warren

That the Planning Advisory Committee Meeting adjourn at 2:14p.m.

Carried