

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

PC2025-06
Wednesday, June 4, 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. 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, and L. Nguyen were in attendance.

Director of Development Services L. Barrie, Manager of Development Engineering K. Timms, Housing Manager M. Corley, Deputy Clerk and Recording Secretary J. Watts, and Planners T. Gouveia and R. Romeral (from Dillon Consulting on behalf of the City of Kawartha Lakes) were also in attendance.

Absent: Councillor R. Ashmore, and members P. O'Reilly and J. Willock

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

The Chair further stated that to acknowledge National Indigenous Peoples Day on June 21st, the City of Kawartha Lakes respectfully commemorates the occasion at the Planning Advisory Committee and Council meetings immediately preceding this day. As such, the City of Kawartha Lakes respectfully acknowledges that we are situated on Mississauga lands and the traditional territory covered by the Williams Treaties.

We are grateful for the opportunity to work here and we thank all the generations of people who have taken care of this land for thousands of years. We recognize and deeply appreciate their historic connection to this place. We also recognize the contributions of Métis and other Indigenous peoples in shaping and strengthening this community.

PAC2025-038

Moved By Mayor Elmslie

Seconded By Councillor Warren

That a late piece of correspondence from Shazad Bilwani, President 75Maindev Inc. dated June 3, 2024 regarding report PLAN2025-032, (Item 6.1 on the Agenda) be added to the agenda as Item 5.1.

Carried

PAC2025-039

Moved By Mayor Elmslie

Seconded By Councillor Richardson

That the agenda for the Wednesday, June 4, 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 PLAN2025-031

Application to Amend the Township of Eldon Zoning By-law 94-14 at Vacant Land on Water Street (Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR)) - 2474798 Ontario Inc.

Antonangeli

Raphael Romeral and Mark Fishman, Urban Planners, 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. He summarized the application, explaining that as a condition of provision consent, the application proposes to rezone the proposed Severed Land from Community Facility (CF) to Hamlet Residential Exception Five (HR-5). This rezoning will enable the creation of the residential lot and address its reduced lot frontage. The Retained Land, however, will maintain its existing Community Facility (CF) and Agricultural (A1) zoning designations, as these were not part of the provisional conditions of consent. No development is currently proposed for the severed lands. 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 with some minor administrative edits to the by-

law which he outlined. He responded to questions from members of the Committee.

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

Doug Carroll spoke as the applicant on behalf of the owner and stated that they agreed with the staff recommendation and the draft by-law, as amended. He made himself available for any questions from 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 1:11p.m.

3.1.2 Business Arising from the Public Meeting

PAC2025-040

Moved By Mayor Elmslie

Seconded By Councillor Warren

That Report PLAN2025-031, **Application to Amend the Township of Eldon Zoning By-law 94-14 at Vacant Land on Water Street (Pt S Pt Lots 43 and 45 and Pt Lot 44 and 46 Concession North of Portage Road (NPR)) - 2474798 Ontario Inc. Antonangeli**, be received for information;

That a Zoning By-law Amendment respecting application D06-2025-005, substantially in the form attached as Appendix D to Report PLAN2025-031, 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 Kevin Duguay, KMD Planning Inc.

Relating to Report PLAN2025-032 (Item 6.1 on the Agenda)

Mr. Duguay spoke as the applicant on behalf of the owner, and provided a brief history of the applications and their respective processing. He expressed opposition to the staff proposed inclusion of a Holding Symbol on the draft Zoning By-law Amendment with a condition for two affordable housing units. It was Mr. Duguay's understanding that the City had not provided any clear rationalization or explanation of the incentives to the developers for including an

affordable housing component to the development. He stated that it was his professional opinion that this kind of holding symbol could not be permitted under the Planning Act or existing City policy, and could be precedent setting. Mr. Duguay confirmed that while this opportunity for an affordable housing component was early identified in the application process by the owners, it should not be included as a holding symbol on the Zoning By-law amendment, and that the By-law amendment be adopted without a holding symbol. Mr. Duguay, Ms. Barrie, and Ms. Corley responded to questions from the members of the Committee.

PAC2025-041

Moved By Councillor Warren

Seconded By M. Barkwell

That the deputation of Kevin Duguay, KMD Planning Inc., regarding Report PLAN2025-032 (Item 6.1 on the Agenda), be received.

Carried

5. Correspondence

5.1 Correspondence from S. Bilwani, President of 75Maindev Inc.

Relating to Report PLAN-032 (Item 6.1 on the Agenda)
Dated June 3, 2025

PAC2025-042

Moved By Councillor Warren

Seconded By Councillor Richardson

That the June 3, 2025 correspondence from S. Bilwani, President of 75Maindev Inc., regarding Report PLAN2025-032 (Item 6.1 on the Agenda), be received.

Carried

6. Regular and Returned Reports

6.1 PLAN2025-032

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

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

Mr. Gouveia (on behalf of the report authors) confirmed that two Public Meetings on this matter were held on September 11, 2024 and November 6, 2024 in accordance with the Planning Act. He summarized the application, explaining that it proposes to permit the removal of the existing single detached dwellings and accessory buildings to construct a multiple-unit townhouse development (16 units contained in two (2) buildings with some affordable units). To facilitate the redevelopment an amendment to the City of Kawartha Lakes Official Plan / Bobcaygeon Secondary Plan is needed for a policy exception to exceed a density of 25 dwelling units per gross hectare. Additionally, a site-specific amendment to the Bobcaygeon Zoning By-law 16-78 is needed for a special provision C1-S15 zone that allows for:

- adding Town House Dwellings as a permitted use,
- reducing required number of parking spaces (from standard 2:1 to 1:1),
- increasing the maximum permitted lot coverage (30% to 46%),
- reducing the minimum front lot setback (from 7.5 metres to 3.0 metres),
- reducing the minimum rear lot setback (from 9.0 metres to 7.0 metres).

To guarantee the confirmed inclusion of affordable housing staff are recommending the inclusion of a Holding (H) provision for the new C1-S15 zone. 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 additional comments were received from Mr. Bilwani as circulated to the members of the Committee. Staff are recommending that the application be referred to Council for approval. Mr. Gouveia and Ms. Corley responded to questions from the members of the Committee.

PAC2025-043

Moved By M. Barkwell

Seconded By Councillor Richardson

That Report PLAN2025-032, **Applications to Amend the Official Plan and Bobcaygeon Zoning By-law 16-78 at 75 Main Street - 75Maindev Inc.** be received for information;

That an Official Plan Amendment respecting application D01-2024-007, substantially in the form attached as Appendix D to Report PLAN2025-032, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2024-016, substantially in the form attached as Appendix E to Report PLAN2025-032, 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 ENG2025-003

Municipal Infrastructure Design Guidelines Annual Update

Kirk Timms, Manager, Development Engineering

Mr. Timms provided an overview of his report stating that this report was delayed to allow for the consideration of the recently adopted Master Servicing Study and Master Transportation Plan. He noted the following significant updates to the Municipal Infrastructure Design Guidelines:

- Improved formatting and language to be consistent with Provincial standards;
- Updated standards for hydrants in cul-de-sacs, daylighting triangles, culverts, stormwater management, low-impact development;
- Revised road cross-section including a multi-use path;
- Updated Construction Management Plan Report Template; and
- Updated requirements for a Traffic Impact Assessment.

Mr. Timms responded to questions from the members of the Committee.

PAC2025-044

Moved By Mayor Elmslie

Seconded By Councillor Warren

That Report ENG2025-003, **Municipal Infrastructure Design Guidelines Annual Update**, be received;

That Staff be directed to continue to update and to add to the information available on the City's website, including templates and details, to facilitate engineering design submissions for development; and

That Staff be directed to continue to monitor for any communication improvements and for any current legislative or regulatory enhancements requiring updates to the existing guidelines on the City's website.

Carried

7. Adjournment

PAC2025-045

Moved By L. Nguyen

Seconded By M. Barkwell

That the Planning Advisory Committee Meeting adjourn at 2:06p.m.

Carried