

**The Corporation of the City of Kawartha Lakes**  
**MINUTES**  
**PLANNING ADVISORY COMMITTEE**

**PC2017-12**  
**Wednesday, December 6, 2017**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**MEMBERS:**  
**Mayor Andy Letham**  
**Councillor Brian Junkin**  
**Councillor Rob Macklem**  
**Councillor Gord Miller**  
**Councillor Patrick O'Reilly**  
**Councillor Heather Stauble**  
**Councillor Andrew Veale**  
**Mike Barkwell**  
**Debbie Girard**

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

**1. CALL TO ORDER AND ADOPTION OF AGENDA**

Chair O'Reilly called the meeting to order at 1:02 p.m. Mayor A. Letham, Councillors B. Junkin, R. Macklem, and G. Miller, and M. Barkwell and D. Girard were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services C. Marshall, Supervisor of Development Engineering C. Sisson, Planning Officer - Large Developments I. Walker, and Administrative Assistant K. Rhodes were also in attendance.

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

**Moved By** Councillor Miller

**Seconded By** D. Girard

**Resolved That** the agenda for the Wednesday, December 6, 2017 Planning Advisory Committee Meeting be adopted as circulated.

**CARRIED**

**2. DECLARATIONS OF PECUNIARY INTEREST**

There were no declarations of pecuniary interest noted.

**3. PUBLIC MEETING**

The Chair stated that, as required under the Planning Act, a public meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

**3.1 PLAN2017-067**

Ian Walker, Planning Officer - Large Developments

An application to amend the Village of Bobcaygeon Zoning By-law to add a microbrewery as a permitted use and amend the development standards for the property identified as 30 King Street East, Bobcaygeon (Nichol)

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Walker confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m, and a sign was posted the subject property. He summarized the application, explaining that it proposes to permit a microbrewery as a permitted use, and to amend some of the development standards for the property subject to this application. The application conforms to the Growth Plan and full consistency with the Provincial Policy Statement will be determined upon full review of the application. Mr. Walker summarized the comments received to date, as detailed in his report, noted that subsequent to the writing of the report additional comments of support were received from the Economic Development Division and were circulated to members of the committee. Staff are recommending that the application be referred back to staff for further review and processing until such time as comments have been received from all circulated agencies and City Departments, and that any comments and concerns have been addressed. He responded to questions from Committee members.

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

Daryl Tighe, of Landmark Associates Limited, introduced Amanda Dougherty to provide an overview of the project. She stated that proposed craft microbrewery would include spaces for brewing equipment, retail, tasting room, and patio. She noted strong support for the application from locals and the business community, and believes they will achieve conformity with the Growth Plan and the Provincial Policy Statement. She also identified concern for the timelines for approvals, and appreciated the Planning Divisions reasoning for delay. Ms. Dougherty and Mr. Scott Nichol, property owner, responded to questions put forward by the members of the committee.

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

Beth Gilroy, of Bobcaygeon, spoke in support of the application noting that she doesn't believe there will be traffic issues caused by this facility, and that it will be good for the community.

Councillor Seymour-Fagan, spoke in support of the application thanking Mr. Nichol for the work put into the application, and for taking a chance on the community.

No other persons spoke to the application.

The Public Meeting concluded at 1:40 p.m.

**4. BUSINESS ARISING FROM PUBLIC MEETING**

**4.1 Item 3.1**

**PC2017-049**

**Moved By** Mayor Letham

**Seconded By** Councillor Miller

**Recommend That** Report PLAN2017-067, respecting **Plan 11, Range 7 Part of Lot 9 East William Street, Former Village of Bobcaygeon, Nichol – Application D06-17-030**, be received; and

**That** Report PLAN2017-067 respecting Application D06-17-030 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments and that any comments and concerns have been addressed.

**CARRIED**

**5. DEPUTATIONS**

**6. CORRESPONDENCE**

**7. CITY OF KAWARTHA LAKES REPORTS**

**7.1 PLAN2017-064**

Ian Walker, Planning Officer - Large Developments

An application to amend the Town of Lindsay Zoning By-law to change the zone category to allow for a five (5) storey Independent Senior's Apartment Building on the eastern portion of the property identified as 84 Adelaide Street South, Lindsay (Lindsay Retirement Home GP Ltd.)

Mr. Walker provided a brief overview of his report confirming that prior to the public meeting held on September 13, 2017, the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m, and a sign was posted on the subject property. He stated that after review of the application, and with no opposition was received, he recommended that the same site specific recommendations be continued from the original Adelaide Place development, with some site specific modifications as outlined in his report. Staff are respectfully recommending that the proposed zoning by-law

amendment be put forward to Council for approval. He responded to questions put forward by the members of the Committee.

**PC2017-050**

**Moved By** Mayor Letham

**Seconded By** Councillor Miller

**Recommend That** Report PLAN2017-064, **Plan 8P, Part of Park Lot K, 57R-7336, Part of Part 1, Former Town of Lindsay, Lindsay Retirement Home GP Ltd. – Application D06-17-025**, be received;

**That** the zoning by-law amendment respecting application D06-17-025, substantially in the form attached as Appendix C to Report PLAN2017-064, be approved and adopted by Council;

**That** in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

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

**CARRIED**

**7.2 ENG2017-027**

Christina Sisson, Supervisor of Development Engineering  
Assumption Report for Trails of the Kawarthas Subdivision – Phases 3 and 4,  
Geographic Township of Ops, City of Kawartha Lakes

Ms. Sisson provided an overview of the report submitted to the members of the committee. She stated that they are seeking assumption of the roads and the trail at this time. She noted that the storm water management pond is not part of this assumption request. She responded to questions put forth by the members of the committee.

**PC2017-051**

**Moved By** Councillor Miller

**Seconded By** Councillor Macklem

**Recommend That** Report ENG2017-027, **Assumption Report for Trails of the Kawarthas Subdivision – Phases 3 and 4, Geographic Township of Ops, City of Kawartha Lakes**, be received;

**That** the Assumption of Trails of the Kawarthas Subdivision – Phases 3 and 4, Geographic Township of Ops, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-027 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**

### **7.3 ENG2017-028**

Christina Sisson, Supervisor of Development Engineering  
Assumption Report for Arbour Way Subdivision, Geographic Town of Lindsay,  
City of Kawartha Lakes

Ms. Sisson provided an overview of the report submitted to the members of the committee. She stated that they are seeking assumption of the road at this time. She noted that the storm water management pond is not part of this assumption request.

#### **PC2017-052**

**Moved By** Mayor Letham

**Seconded By** Councillor Junkin

**Recommend That** Report ENG2017-028, **Assumption Report for Arbour Way Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes**, be received;

**That** the Assumption of Arbour Way Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-028 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**

**7.4 ENG2017-029**

Christina Sisson, Supervisor of Development Engineering  
Assumption Report for Springdale Gardens Subdivision - Phases 1a) and 1b),  
Geographic Township of Ops, City of Kawartha Lakes

Ms. Sisson provided an overview of the report submitted to the members of the committee. She stated that they are seeking assumption of the roads at this time. She responded to questions put forth by the members of the committee.

**PC2017-053**

**Moved By** Mayor Letham

**Seconded By** M. Barkwell

**Resolved That** Report ENG2017-029, **Assumption Report for Springdale Gardens Subdivision – Phases 1a) and 1b), Geographic Township of Ops, City of Kawartha Lakes**, be received;

**That** the Assumption of Springdale Gardens Subdivision – Phases 1a) and 1b), Geographic Township of Ops, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-029 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**

**8. ADJOURNMENT**

**Moved By** Councillor Macklem

**Seconded By** D. Girard

**RESOLVED THAT** the Planning Advisory Committee Meeting adjourn at 2:07 p.m.

**CARRIED**

**Recommendations from the December 6, 2017 Planning Advisory Committee Meeting:**

**PC2017-049**

**Moved By** Mayor Letham

**Seconded By** Councillor Miller

**Recommend That** Report PLAN2017-067, respecting **Plan 11, Range 7 Part of Lot 9 East William Street, Former Village of Bobcaygeon, Nichol – Application D06-17-030**, be received; and

**That** Report PLAN2017-067 respecting Application D06-17-030 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments and that any comments and concerns have been addressed.

**CARRIED**

**PC2017-050**

**Moved By** Mayor Letham

**Seconded By** Councillor Miller

**Recommend That** Report PLAN2017-064, **Plan 8P, Part of Park Lot K, 57R-7336, Part of Part 1, Former Town of Lindsay, Lindsay Retirement Home GP Ltd. – Application D06-17-025**, be received;

**That** the zoning by-law amendment respecting application D06-17-025, substantially in the form attached as Appendix C to Report PLAN2017-064, be approved and adopted by Council;

**That** in accordance with Section 34(17) of the Planning Act, Council having considered the change to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

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

**CARRIED**

**PC2017-051**

**Moved By** Councillor Miller

**Seconded By** Councillor Macklem

**Recommend That** Report ENG2017-027, **Assumption Report for Trails of the Kawarthas Subdivision – Phases 3 and 4, Geographic Township of Ops, City of Kawartha Lakes**, be received;

**That** the Assumption of Trails of the Kawarthas Subdivision – Phases 3 and 4, Geographic Township of Ops, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-027 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**

**PC2017-052**

**Moved By** Mayor Letham

**Seconded By** Councillor Junkin

**Recommend That** Report ENG2017-028, **Assumption Report for Arbour Way Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes**, be received;

**That** the Assumption of Arbour Way Subdivision, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-028 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**

**PC2017-053**

**Moved By** Mayor Letham

**Seconded By** M. Barkwell

**Resolved That** Report ENG2017-029, **Assumption Report for Springdale Gardens Subdivision – Phases 1a) and 1b), Geographic Township of Ops, City of Kawartha Lakes**, be received;

**That** the Assumption of Springdale Gardens Subdivision – Phases 1a) and 1b), Geographic Township of Ops, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2017-029 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**