

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

**Wednesday, July 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**  
**Deputy Mayor Charlie McDonald**

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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 R. Ashmore, T. Richardson and P. Warren, and Committee Members M. Barkwell, P. O'Reilly, and J. Willock were in attendance.

Member L. Nguyen was in attendance electronically.

Director L. Barrie was in attendance electronically and Manager of Development Engineering K. Timms, Deputy Clerk and Recording Secretary S. O'Connell were also in attendance in Council Chambers.

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

**PAC2025-046**

**Moved By** Mayor Elmslie

**Seconded By** J. Willock

**That** the agenda for the Wednesday, July 9, 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 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 PLAN2025-037**

**Application to Amend the Township of Somerville Zoning By-law 78-45 at 87 Burke Road, Burnt River - Platt and Scherz**

Timothy Gouveia, Planner, RPP, MCIP (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. He summarized the application, explaining that the applicant is proposing to rezone portions of the subject land to facilitate the removal of the existing single detached dwelling to replace it with a new detached dwelling at an increased distance from the shoreline. The subject lands are zoned Environmental Protection (EP) and are designated as Rural. The application is needed as the Environmental Protection zone does not permit single detached dwelling uses. Staff are recommending that the application be received for informational purposes only and referred back to staff until refinements to the zoning by-law amendment and the respective technical studies have been addressed. He responded to questions from members of the Committee.

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

Ashlyn Kennedy, of EcoVue Consulting, spoke as the applicant on behalf of the owner and stated that she agreed with the staff recommendation. She made herself 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 1:08 p.m.

### 3.1.2 Business Arising from the Public Meeting

**PAC2025-047**

**Moved By** Mayor Elmslie

**Seconded By** Councillor Warren

**That Report PLAN2025-037, Application to Amend the Township of Somerville Zoning By-law 78-45 at 87 Burke Road, Burnt River - Platt and Scherz be received for information.**

**Carried**

### 3.2 PLAN2025-042

**Application to Amend the Township of Ops Zoning By-law 93-30 at 155 Monarch Road, Lindsay - Redmond**

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

### 3.2.1 Public Meeting

Member M. Barkwell exited Council Chambers at 1:12 p.m. prior to the consideration of PLAN2025-042.

Mr. Sarti Caleira confirmed that the required notice was given in accordance with the Planning Act. He summarized the application, explaining that as a condition of provisional consent, the application proposes to rezone the proposed Retained Land from Agricultural (A) to Agricultural Exception 24 (A-24). This rezoning will prohibit residential uses on the proposed Retained Land. The application is consistent with the Provincial Policy Statement and conforms to the Kawartha Lakes Official Plan. He noted that Schedule A to the draft by-law has been updated to correct an incorrect reference from 2024 to 2025. Staff are recommending that the application be referred to Council for approval with the minor administrative edit to the by-law which he outlined.

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

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

Bill Reesor spoke in favour of the application and advised that the application will allow his existing agricultural use of land to continue which will allow him to produce feed for his dairy herd.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:15 p.m.

### 3.2.2 Business Arising from the Public Meeting

#### **PAC2025-048**

**Moved By** P. O'Reilly

**Seconded By** Councillor Richardson

**That** Report PLAN2025-042, **Application to Amend the Township of Ops Zoning By-law 93-30 at 155 Monarch Road, Lindsay - Redmond**, be received for information;

**That** a Zoning By-law Amendment respecting application D06-2025-008, substantially in the form attached as Appendix D to Report PLAN2025-042, 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**

Member M. Barkwell returned to Council Chambers at 1:17 following the consideration of Report PLAN2025-042.

**4. Deputations**

**4.1 Diana Keay and Michelle Duong, D.M. Wills**

Relating to Report PLAN2025-041 (Item 6.1 on the Agenda)

Michelle Duong, of D.M. Wills, spoke as the applicant on behalf of the owner, and provided a brief history of the application and its respective processing. She noted that staff within Economic Development had previously expressed a concern about severing the agricultural property and through discussions with them those concerns have been addressed as the agricultural operation on both the severed and retained lands are appropriate for their sizes. She agreed with the recommendation from staff relating to the implementation of an agricultural exception zone instead of the residential to account for the current and continued uses as well as the rezoning to expand the existing Environmental Protect (EP) to protect the 30 m that is adjacent to the water feature that bisects the lands. She also agreed with the recommendation from staff relating the implementation of a Holding Provision (H) to require the completion of an Archaeological Assessment once future development is required.

**PAC2025-049**

**Moved By** Councillor Richardson

**Seconded By** Mayor Elmslie

**That** the deputation of Michelle Duong, of D.M. Wills, **regarding Report PLAN2025-041**, be received.

**Carried**

**5. Correspondence**

**6. Regular and Returned Reports**

**6.1 PLAN2025-041**

**Applications to Amend the Kawartha Lakes Official Plan and Township of Emily Zoning By-Law 1996-30 at 54 Loop Line, Omemee - Maridean Acres Inc. (c/o Wellman)**

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

Ms. Jegatheswaran confirmed that the required notice was given in accordance with the Planning Act. Comments received from relevant departments and agencies have been addressed. She confirmed that a Public Meeting on this matter was held on January 15, 2025 in accordance with the Planning Act. She summarized the application, explaining that it supports a future consent application to create a new lot which requires an official plan amendment and a zoning by-law amendment. There are two existing single detached dwellings on the subject lands, the intention is for the single detached dwelling, drive shed and barn on the northern portion of lands to be retained and the existing single detached dwelling on the southerly portion of the lands are to be severed.

The proposed official plan amendment seeks to permit the minimum lot size of 3.7 hectares for the proposed severed lands and 31.4 hectares for the proposed retained lands. It was noted that the schedule for the official plan amendment has been updated to reflect the provisions of the official plan amendments within Report PLAN2025-041. Staff support the proposed official plan amendment.

The proposed zoning by-law amendment proposes to rezone the property Agricultural Exception Forty-Five Holding (A1-45(H)) and Agricultural Exception Forty-Six (A1-46) to facilitate the severance to create a new lot intended for the purpose of a detached residential dwelling and agricultural use; to permit the proposed reduced lot frontage and area of the retained lot; and, the proposed deficiencies in the minimum lot area, minimum lot frontage and minimum front setback of the severed lot. The proposed zoning for the subject lands will require a Holding (H) provision due to identified archaeological potential on the site. Development or site alteration will be prohibited until this provision is lifted.

The application is consistent with the Provincial Planning Statement and conforms to the Kawartha Lakes Official Plan. Staff recommend that the official plan amendment and the zoning by-law amendment be referred to Council for approval with some minor administrative edits to the by-law, as had been circulated to the Committee.

**PAC2025-050**

**Moved By** Councillor Richardson

**Seconded By** J. Willock

**That Report PLAN2025-041, Applications to Amend the Kawartha Lakes Official Plan and Township of Emily Zoning By-Law 1996-30 at 54 Loop Line, Omeme - Maridean Acres Inc. (c/o Wellman) be received;**

**That** an Official Plan Amendment respecting application D01-2024-010, substantially in the form attached as Appendix D to Report PLAN2051-041, be approved and adopted by Council;

**That** a Zoning By-law Amendment respecting application D06-2024-025, substantially in the form attached as Appendix E to Report PLAN2025-041, 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**

**7. Adjournment**

**PAC2025-051**

**Moved By** Mayor Elmslie

**Seconded By** M. Barkwell

**That** the Planning Advisory Committee Meeting adjourn at 1:25 p.m.

**Carried**

Note: following the adjournment of the Meeting Member M. Barkwell provided a declaration of pecuniary interest to Chair Veale to explain his absence from Council Chambers for Agenda Item 3.2, being Report PLAN2025-042.