

The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2025-09

Wednesday, October 8, 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

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 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 various Planners from Dillon Consulting on behalf of the City of Kawartha Lakes were also in attendance.

Absent: Members M. Barkwell and L. Nguyen, and Councillor R. Ashmore

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

PAC2025-058

Moved By Councillor Warren

Seconded By Mayor Elmslie

That the agenda for the Wednesday, October 8, 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 PLAN2025-048

Application to Amend the Township of Somerville Zoning By-law 78-45 at Shadow Lake Road 6, Front Range Pt Lot 63, Geographic Township of Somerville - Shepstone

Mark Fishman, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

3.1.1 Public Meeting

Mr. Fishman confirmed that the required notice was given in accordance with the Planning Act. He summarized the application, explaining that it proposes to develop a single detached dwelling on a lot fronting a privately owned and maintained road (Shadow Lake Road 6) in addition to protecting natural heritage features on the Subject Lands. An amendment to the Township of Somerville Zoning By-law 78-45 is required to change the Subject Lands from Rural General (RG) Zone to facilitate development of a single detached dwelling. Consistency with the Provincial Planning Statement, and conformity to the Kawartha Lakes Official Plan will be determined upon further review of the application. Mr. Fishman 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 received for information only to allow for a subsequent report with a recommendation from staff.

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

Aditya Srinivas of Ecovue Consulting spoke as the applicant on behalf of the owners (who were present at the meeting), and stated that they are in agreement with the Staff recommendation and would support a holding provision to be applied for future environmental impact and archeological studies in a draft zoning by-law.

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

PAC2025-059

Moved By Councillor Warren

Seconded By J. Willock

That Report PLAN2025-048, Application to Amend the Township of Somerville Zoning By-law 78-45 at Shadow Lake Road 6, Front Range Pt Lot 63, Geographic Township of Somerville - Shepstone, be received for information.

Carried

3.2 PLAN2025-049

Applications to Amend the Kawartha Lakes Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline Revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson
Raphael Romeral, Dillon Consulting Limited and Amanda-Brea Watson, MCIP, RPP Urban Planners on behalf the City of Kawartha Lakes

3.2.1 Public Meeting

Mr. Romeral confirmed that the required notice was given in accordance with the Planning Act. He summarized the application, explaining that it proposes to revise a previously draft approved Plan of Subdivision for the Tribute South Lands in Lindsay. The proposal seeks to reconfigure the lots within the subdivision, road layout and a reduction in residential units from up to 1,011 to 987 to facilitate an increase in commercial uses. Both an Official Plan and Zoning By-law Amendment are required to facilitate the proposed red-line revisions to re-designate part of the lands from "General Commercial" to "Residential" and concurrently expand the "General Commercial" designation area.

Correspondingly, the zoning changes will align the zoning map with the new lot pattern and amend the commercial zone provisions to add uses such as a department store. Consistency with the Provincial Planning Statement, and conformity to the Kawartha Lakes Official Plan and Lindsay Secondary Plan will be determined upon further review of the application. 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 received for information so that a subsequent report can come forward with a final recommendation from staff.

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

Mr. Testaguzza of the Biglieri group 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 1:15p.m.

3.2.2 Business Arising from the Public Meeting

PAC2025-060

Moved By Mayor Elmslie

Seconded By Councillor Richardson

That Report PLAN2025-049, Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson be received for information.

Carried

4. **Deputations**

5. **Correspondence**

6. **Regular and Returned Reports**

7. **Adjournment**

PAC2025-061

Moved By J. Willock

Seconded By P. O'Reilly

That the Planning Advisory Committee Meeting adjourn at 1:16 p.m.

Carried