



## Planning Advisory Committee Report

---

<b>Report Number:</b>	<b>PLAN2026-020</b>
<b>Meeting Date:</b>	April 8, 2026
<b>Title:</b>	<b>Amend the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Township of Ops Zoning By-Law 93-30 at 362 Highway 36, Lindsay, – Speedy General Trading Ltd.</b>
<b>Description:</b>	<p>Redesignate the Subjects Lands at 362 Highway 36 (CON 7 PT LOT 21 PLAN 44 PT; LOT 46 LOT 45), Ops from the Highway Commercial designation to a site-specific Highway Commercial special designation to permit eating establishment, including drive through and take-out establishment.</p> <p>Rezone the Subject Lands at 362 Highway 36, Ops from the Highway Commercial (CH) Zone to a site-specific Highway Commercial (H) Exception Zone to permit restaurants with a drive-through and address other deficiencies.</p>
<b>Type of Report:</b>	<b>Information Report</b> for the purposes of the statutory Public Meeting under section 17 and 34 of the Planning Act, RSO 1990, chapter P.13
<b>Author and Title:</b>	Timothy Gouveia, Planner, Dillon Consulting Limited (on behalf of the City of Kawartha Lakes)

---

### Recommendation:

**That** Report PLAN2026-020 **Amend the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Township of Ops Zoning By-Law 93-30 at 362 Highway 36, Lindsay, – Speedy General Trading Ltd.** be received for information.

**Department Head:** \_\_\_\_\_

**Legal/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## Application Summary:

The Applicant is proposing to develop a mixed-use campus featuring automotive, dining, and commercial uses.<sup>1</sup>

An amendment to the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Township of Ops Comprehensive Zoning By-Law 93-30 is required to change the Highway Commercial Designation and Highway Commercial Zone in order to facilitate the proposal.

<b>Owner:</b>	Speedy General Trading Ltd. c/o Charanjit Khaira
<b>Applicant:</b>	n Architecture Inc.
<b>Property Description<sup>2</sup>:</b>	Legal Description: CON 7 PT LOT 21 PLAN 44 PT; LOT 46 LOT 45
	Municipal Address: 362 Highway 36, Ops
<b>Official Plan:</b>	'Urban Settlement Boundary' in Schedule A-3 of the City of Kawartha Lakes Official Plan, 2012  'Highway Commercial' in Schedule F-1 (Lindsay Secondary Plan) of the City of Kawartha Lakes Official Plan, 2012
<b>Zoning By-law:</b>	'Highway Commercial Zone' in Schedule A of the Township of Ops Comprehensive Zoning By-Law 93-30
<b>Lot Area:</b>	2.11 hectares (5.22 acres)
<b>Servicing:</b>	Municipal water, sewer and sanitary
<b>Access:</b>	Municipal - Arterial (Highway 36)
<b>Existing Uses:</b>	Vacant lands
<b>Adjacent Uses:</b>	North: Retail, auto repair, contactor yard
	East: Agricultural
	South: Car wash, storage, automotive retail

<sup>1</sup> See Schedule 1 – Proposed Concept Plan

<sup>2</sup> See Schedule 2 – Site Mapping

	West: Highway 36, Wilfred Hogan Park, tire shop, assisted living home
--	---

## **Application Process:**

The Planning Division received the application submission package on January 20, 2026, which included the following reports and plans in support of the applications:

- Cover Letter, prepared by n Architecture Inc., dated September 23, 2025
- OPA Application form, prepared by n Architecture Inc., received January 20, 2026
- ZBA Application form, prepared by n Architecture Inc., received January 20, 2026
- Site Plan, prepared by n Architecture Inc., dated October 13, 2021
- Constraints Map, prepared by Beacon Environmental, dated January 2026
- Topo Site Survey, prepared by Kad Lanka Surveying Inc., dated April 25, 2022
- Architectural Set, prepared by n Architecture Inc., dated January 19, 2025
- 3D Drawings Set, prepared by n Architecture Inc., dated September 17, 2025
- Landscape Set, prepared by MSLA, dated November 2023
- Civil Drawings Set, prepared by n Architecture Inc., dated November 20, 2022
- Civil Work Cost Estimate, prepared by n Architecture Inc., dated September 19, 2025
- Electrical Plan, prepared by Jain, dated September 22, 2025
- Planning Justification Report, prepared by Batory Planning + Management, dated January 2026
- TIS Report, prepared by n Architecture Inc., dated September 17, 2025
- Parking Justification Study, prepared by n Architecture Inc., dated September 17, 2025
- Urban Design Report, prepared by n Architecture Inc., dated September 17, 2025
- ESA Phase 1, prepared by Rubicon Environmental (2008) Inc., dated September 28, 2022
- EIS, prepared by Beacon Environmental, dated November 10, 2025
- Servicing and Stormwater Management Plan, prepared by n Architecture Inc., dated September 19, 2025
- Inspection and Maintenance Protocol for SWM, prepared by n Architecture Inc., dated September 19, 2025
- Spill Management Plan, prepared by n Architecture Inc., dated September 19, 2025
- Hydrogeological Investigation, prepared by Frontop Engineering Limited, dated July 21, 2025
- Geotechnical Investigation, prepared by Frontop Engineering Limited, dated July 22, 2025

- Draft Zoning By-law Amendment Text, prepared by n Architecture Inc.
- Draft Official Plan Amendment Text, prepared by n Architecture Inc.

The technical review process is currently underway. Planning staff are undertaking an in-depth review of the submission materials. Comments have been received from the City of Kawartha Lakes Building and Septic Division, City of Kawartha Lakes Development Engineering Department, Enbridge, and Canada Post as of the writing of this report.

Due to the nature of the application a third-party peer review of the Traffic Impact Study and Environmental Impact Study is needed. R.J. Burnside & Associates Limited and Dillon Consulting Limited, respectively, have been engaged to conduct these peer reviews. The applicant will be provided comments from the aforementioned peer reviewers following their initial review.

Planning staff will review and consolidate comments submitted by other Departments, commenting agencies and the public, once available.

The applicant may be required to submit revised submission materials in response to comments received during the technical review process.

### **Application Review<sup>3</sup>:**

Planning staff is reviewing the application submission package for consistency with provincial policies and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

Any change to the Official Plan must be consistent with applicable provincial policies and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments which may have an interest in the application. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

---

<sup>3</sup> See Schedule 3 – Provincial and Municipal Land Use Framework

## **Other Alternatives Considered:**

No alternatives have been considered.

## **Conclusion:**

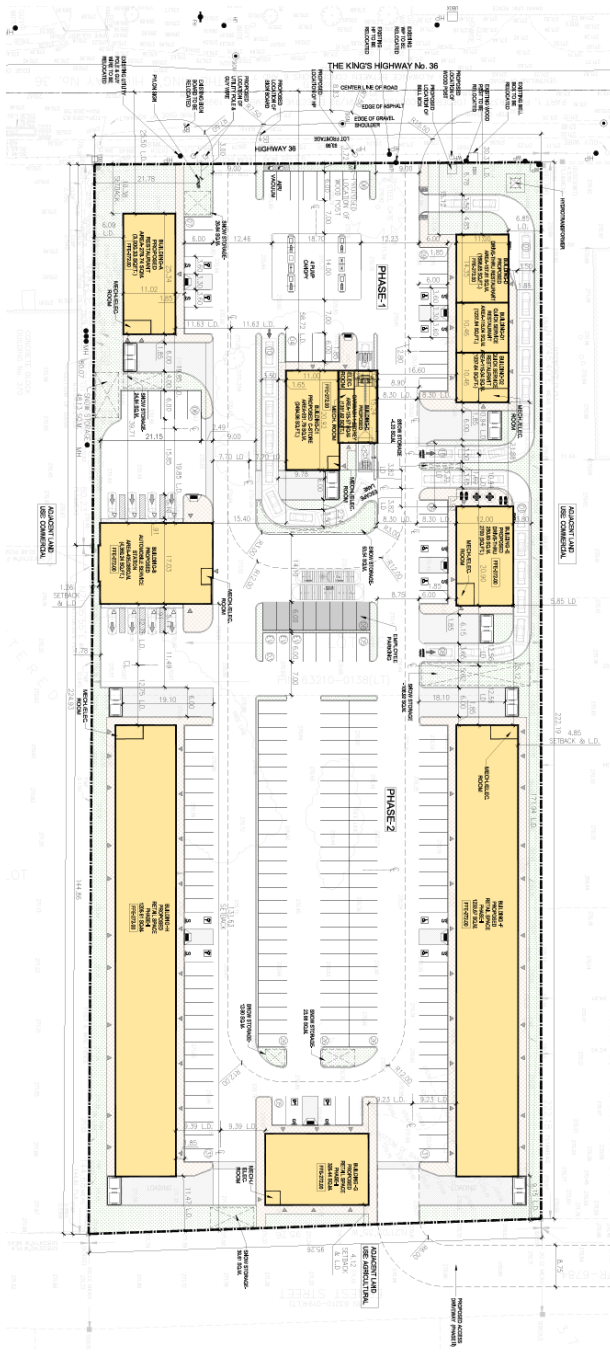
Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

**Department Head:** Leah Barrie, Director of Development Services

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department File:** D01-2026-002, D06-2026-005

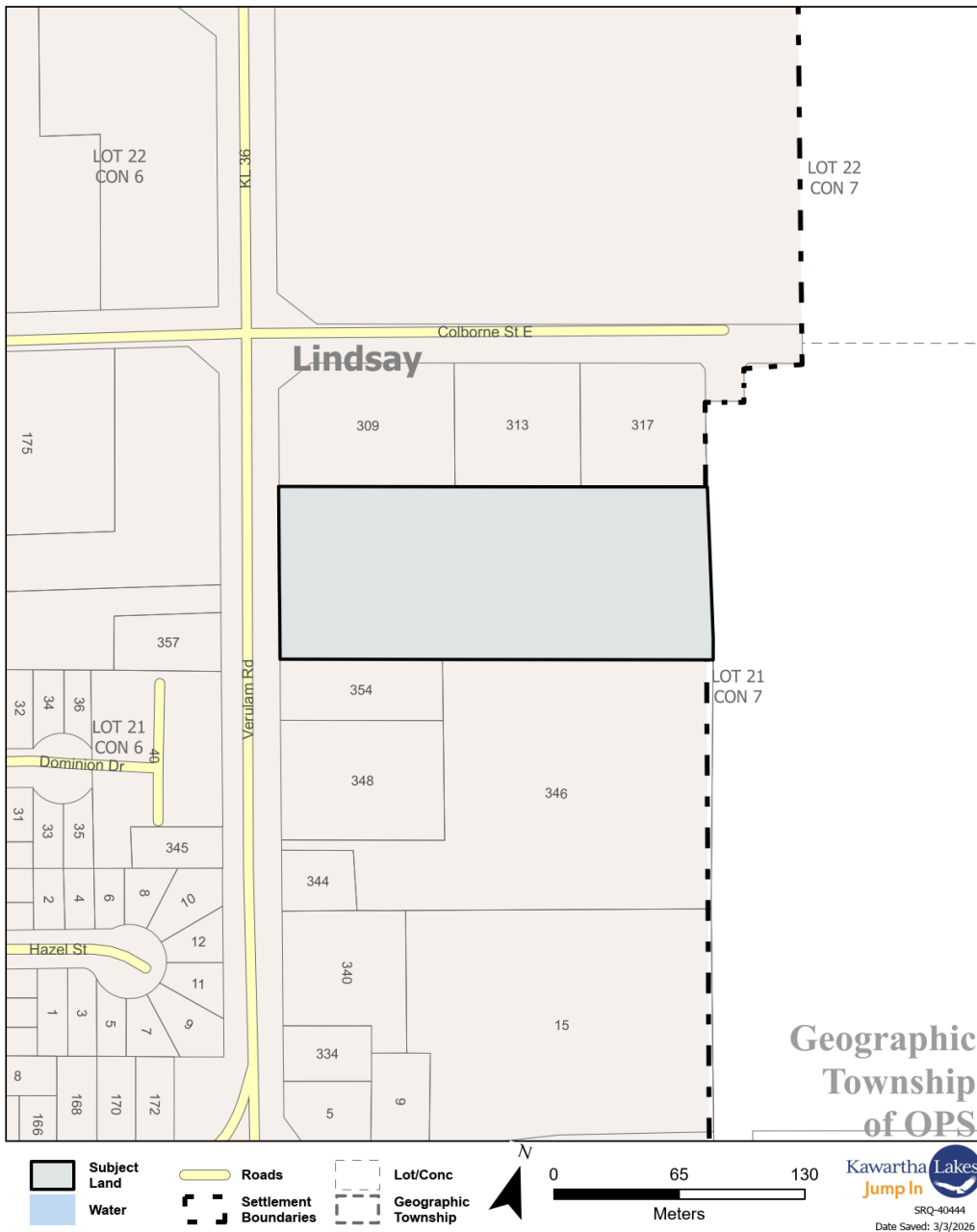
### Schedule 1 – Proposed Concept Plan



**Schedule 2 – Site Mapping**

**Location Map**

**D01-2026-002 & D06-2026-005**



**Aerial Map**



### **Schedule 3 – Provincial and Municipal Land Use Framework**

---

#### **Provincial Planning Statement, 2024 (PPS)**

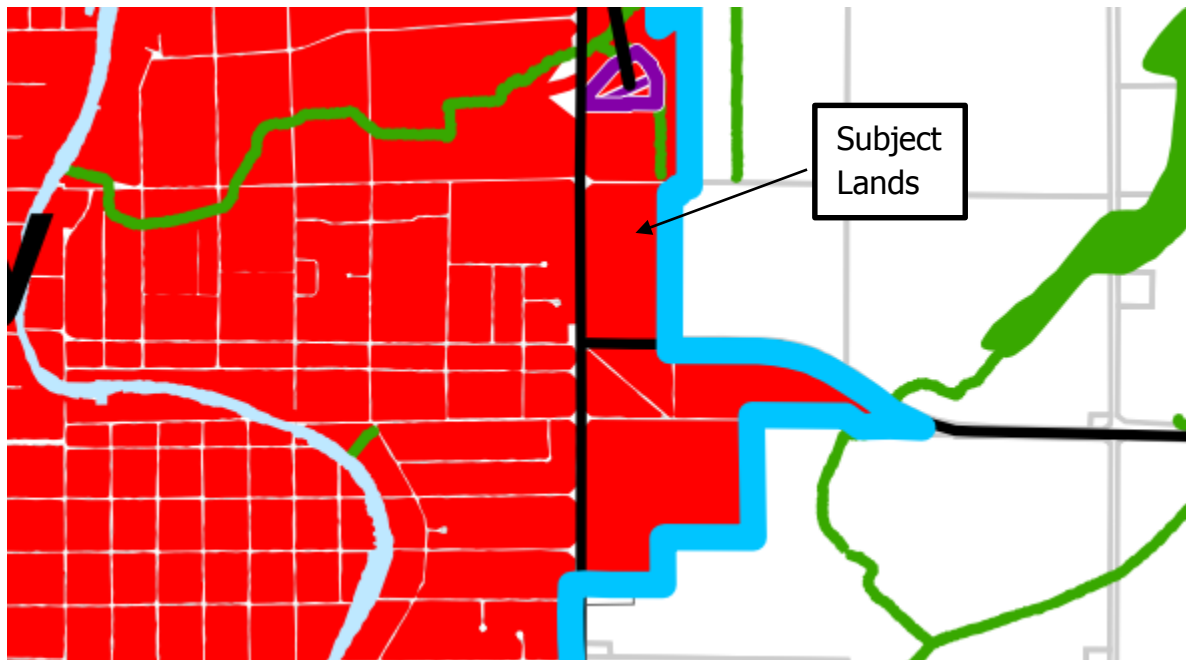
The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Official plans should coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial outcomes.

## City of Kawartha Lakes Official Plan

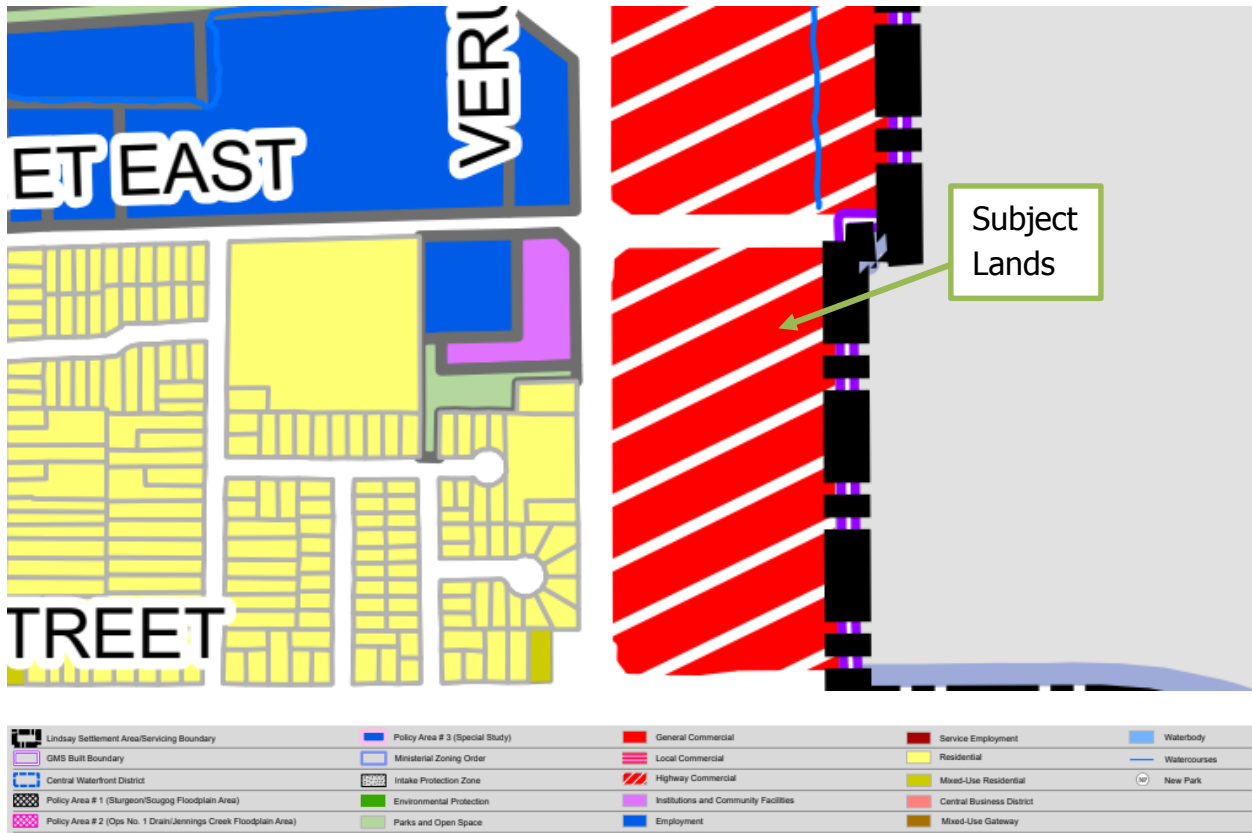
The Official Plan is the City’s policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies and sets the municipal policy framework for applying the Zoning By-law.



- Prime Agriculture
- Rural
- Environmental Protection
- Urban Settlement Area
- Hamlet
- Waterfront
- Highway Commercial
- Tourist Commercial
- Industrial
- Aggregate
- Open Space
- Sand and Gravel Resource
- Development Plan
- Abandoned Mine Constraint
- Urban Settlement Boundaries
- Lake Simcoe Source Water Protection
- SP-1 (Specific Lake Policy Area)

### Lindsay Secondary Plan



**Township of Ops Comprehensive Zoning By-Law 93-30**

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

