



## Planning Advisory Committee Report

---

<b>Report Number:</b>	<b>PLAN2026-026</b>
<b>Meeting Date:</b>	April 8, 2026
<b>Title:</b>	<b>Redline Revision to Draft Approved Plan of Subdivision 16T-22503 (Grace &amp; Grand Phase 1), Part Lot 20, Concession 7, Geographic Township of Ops, City of Kawartha Lakes - Flato Lindsay Community Inc.</b>
<b>Description:</b>	The redlined draft plan addresses minor revisions consistent with pre-servicing engineering submissions – File D05-2022-003
<b>Type of Report:</b>	Regular Meeting
<b>Author and Title:</b>	Leah Barrie, Director of Development Services

---

### Recommendations:

**That** Report **PLAN2026-026, Redline Revision to Draft Approved Plan of Subdivision 16T-22503 (Grace & Grand Phase 1), Part Lot 20, Concession 7, Geographic Township of Ops, City of Kawartha Lakes - Flato Lindsay Community Inc.**, be received;

**That** the Redlined Draft Plan of Subdivision and Revised Conditions of Draft Approval, substantially in the form attached as Appendices C and D to Report PLAN2026-026 be approved by Council; and

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

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

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

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

## **Background:**

PAC was first presented with the application for draft plan approval at their meeting of October 12, 2022. At that time, the application proposed 15 blocks for 84 townhouse dwelling units, 2 blocks for future development, and 3 municipal roads (PLAN2022-064)<sup>1</sup>. The lands subject to residential development are within the serviced Lindsay urban settlement area; the balance of the draft approved lands is outside of the urban settlement area, and contain the stormwater management block and future development blocks. These lands will be retained in part for future development purposes with a portion of the land being dedicated to the City for infrastructure purposes. PAC referred the matter back to staff for further review.

PAC was next presented with a revised application for draft plan approval at their meeting of September 13, 2023. The revised application proposed 20 blocks for 113 townhouse dwelling units, 3 blocks for future development, a parkette, a stormwater management facility, and 5 municipal roads (PLAN2023-048). The primary reason for the change was to have the subdivision connect to CKL Road 36 in its final location rather than provide a sub-standard entrance originally proposed between existing homes. PAC recommended to Council approval of the application.

Council draft approved the plan of subdivision on September 26, 2023.

The proponent proceeded to file pre-servicing engineering submissions that were not consistent with the draft approved plan. Consequently, the proponent filed a 'redline' revision request on December 16, 2024 in order to address this inconsistency. Staff and the proponent were engaged in numerous discussions through 2025 to ensure the revisions were reasonable and appropriate.

PAC is currently being presented with the 'redline' revision to the draft approved plan. The draft approved plan needs to be revised prior to pre-servicing approvals, and any other development, including the construction of model homes. The original draft approved plan of subdivision and conditions of draft approval are attached at Appendices A and B, respectively. The redlined draft plan and resulting revised conditions of draft approval are contained in Appendices C and D, respectively.

---

<sup>1</sup> See Schedule 1 – Location Map

The developer is actively pursuing a Pre-servicing Agreement, with a Model Home Agreement to follow.

<b>Owner:</b>	Flato Lindsay Community Inc.; and, Flato Lindsay Community Four
<b>Applicant:</b>	Malone Given Parsons
<b>Legal Description:</b>	Part Lot 20, Concession 7 (being Parts 1 and 2, RP 57R-10414) Geographic Township of Ops; '0 Highway 36'; and, Part Lot 20, Concession 7 (being Part of Part 1 and Part 4, RP 57R-580) Geographic Township of Ops; '258 HIGHWAY 36'; all in the City of Kawartha Lakes
<b>Designation:</b>	'Urban Settlement Area' on Schedule A-3 to City of Kawartha Lakes Official Plan, 2012  (balance of lands outside of the Urban Settlement Area are designated 'Prime Agricultural' and 'Environmental Protection')
<b>Zoning:</b>	Minister's Zoning Order: Ontario Regulation 771/21, as amended by O. Reg. 163/22, O. Reg. 490/22 and O. Reg. 54/23
<b>Lot Area:</b>	72.21 hectares (178.43 acres) of which only 8.09 hectares (20.0 acres) will be developed in Phase 1
<b>Site Servicing:</b>	Proposed full urban services: municipal water, sanitary sewer and storm sewer
<b>Site Access:</b>	Municipal – Arterial (CKL Road 36)
<b>Existing Uses:</b>	Vacant land (Agricultural)
<b>Adjacent Uses</b>	North: Low-density residential; Trillium Lakeland District School Board Lindsay Education Centre; I.E. Weldon Secondary School East: Agricultural vacant land (future residential) South: Low-density residential; Agricultural vacant land (future residential)

	West: CKL Road 36; Eastview Road; Low-density residential
--	---

## Rationale:

The 'redline' revision proposes the following components:

- Reduced right-of-way width of Street 'A' from 26 metres to 20 metres representing a change from Collector to Local road status;  
**Result:** Increased residential lot depths by 3 metres within Blocks 16, 17, 18, 19, and 20.
- Replacement of the parkette in Block 25 with 'future development' blocks;  
**Result:** 6.0 metre wide servicing block connecting CKL Road 36 to Street 'B'.

According to the submissions filed, the proposed width reduction of Street 'A' is appropriate and minor as it results in no changes to the development yield on the Draft Plan (being 113 townhouse dwelling units), does not impact any existing land uses or neighbouring developments, and is technically supportable from a transportation and servicing perspective, as demonstrated in the Traffic Impact Study – Addendum. Street 'A' continues to be proposed as an overland storm sewer flow route and access to the stormwater management block (Block 24), and is of sufficient width at 20 metres to achieve this purpose.

Staff have determined that a portion of the Block 25 parkette is needed for infrastructure, and, cash-in-lieu of parkland is more appropriate than acquiring lands for the proposed parkette.

## Land Use Policies:

### Provincial Planning Statement, 2024 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Under the PPS, municipalities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. Settlement areas shall be the focus of growth and development, where land use patterns should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned

infrastructure and public service facilities, and support walkability and active transportation.

The 'redline' revision is consistent with the PPS as all of the primary policy considerations are addressed.

### **City of Kawartha Lakes Official Plan, 2012**

The 'redline' revision continues to conform to the land use policies within both the designations of the 'Urban Settlement Area' (City of Kawartha Lakes Official Plan) and 'Residential' (Lindsay Secondary Plan) for residential uses and appropriate infrastructure.

### **Zoning Compliance**

The lands are subject to a Minister's Zoning Order (MZO): O. Reg. 771/21, as amended as amended by O. Reg. 163/22, O. Reg. 490/22 and O. Reg. 54/23.

The 'redline' revision continues to comply with Section 3(e) of O. Reg. 771/21 (as amended) that permits townhouse development.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Alignment to Strategic Priorities:**

The four (4) strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

The 'redline' revision aligns with the 'Exceptional Quality of Life' priority by continuing to facilitate new development which provides new housing stock; and, aligns with the 'Healthy Environment' priority by promoting sustainable development through the

utilization of Low Impact Development (LID) techniques where possible to protect and enhance water quality.

If approved, this proposal will help the City achieve its target of constructing 6,500 housing units by 2031 as stated in the Housing Pledge adopted by City Council on November 21, 2023.

### **Financial/Operation Impacts:**

There are no financial or operation impacts regarding Council's decision to approve or refuse the 'redline' revision request. The decision cannot be appealed by a third party.

### **Servicing Comments:**

Full urban services are proposed to provide municipal water, sanitary sewer and storm sewer in accordance with detailed design drawings and all necessary approvals.

### **Consultations:**

In accordance with the Planning Act, 'redline' revisions are not subject to a public notification process.

### **Agency Comments**

#### **Bell Canada:**

Bell Canada has no further comment and would like to keep our previous comments intact.

#### **Enbridge Gas:**

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

#### **Kawartha Conservation:**

Based on our review of just the redline drawings, we have no concerns from a natural hazards perspective. That said, there are still a few comments from our previous submission that remain outstanding.

### **ECA-Development Engineering:**

Development Engineering has no concerns with the redline revision to the Draft Plan for Flato Phase 1. Development Engineering has been reviewing detailed engineering designs to support pre-servicing (currently earthworks in place, working towards undergrounds) and ultimately subdivision agreement based off the redlined draft plan. Engineering defers to the Planning Division to confirm the draft plan conditions and any block references/numbering are updated accordingly.

### **Legal Services:**

The owner has entered into a Master Development Agreement ('MDA') with the City that provides a framework for obligations from the owner as well as from the municipality. Phase 1 accrues a commitment of 11.3 units of affordable housing, which will be provided in the next phase of subdivision development. At it pertains to Phase 1, the MDA also identifies a set rate cash contribution to support affordable housing, cultural initiatives and tree removal, payable at the time of subdivision registration.

The conditions of draft approval have been revised in accordance with the MDA to recognize the above payment obligations, as well as the development of a Tree Management Plan and matters relative to archaeology.

City staff commit to keeping Alderville First Nation apprised should any further changes be proposed.

### **Conclusion:**

The intent of Council's original draft approval is maintained through the 'redline' revision. Minor realignments are warranted to address infrastructure and servicing needs. The conditions of draft approval have been revised to include requisite elements of the Master Development Agreement.

In consideration of the comments contained in this report, Staff respectfully recommend the redlined draft plan of subdivision and revised conditions of draft approval, contained in Appendices C and D, be referred to Council for **approval**. In accordance with subsection 51(47) of the Planning Act, the revisions are minor and therefore, further notice pursuant to subsection 51(45) is not required.

## Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email [planningadmin@kawarthalakes.ca](mailto:planningadmin@kawarthalakes.ca).

### Appendix A – Draft Approved Plan of Subdivision



20250610 Draft Plan  
approved and signe

### Appendix B – Conditions of Draft Approval



16T-22503  
D05-2022-003 Condi

### Appendix C – Redlined Draft Plan of Subdivision



20241212 Redlined  
Draft Plan of Subdiv

### Appendix D – Revised Conditions of Draft Approval



20241212 Redlined  
Draft Plan Conditions\_

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

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

**Department File:** D05-2022-003

**Schedule 1 – Location Map**

