

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

PC2026-04
Wednesday, April 8, 2026
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Doug Elmslie
Deputy Mayor Tracy Richardson
Councillor Ron Ashmore
Councillor Pat Warren
Mike Barkwell
Le Nguyen
Patrick O'Reilly
Andrew Veale
Jason Willock

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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, Deputy Mayor T. Richardson, Councillors R. Ashmore, and P. Warren, and Committee Members M. Barkwell, L. Nguyen, 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, Development Supervisor K. Evans, Planner II A. Shahid and various Planners from Dillon Consulting (on behalf of the City of Kawartha Lakes) were also in attendance.

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

PAC2026-022

Moved By Mayor Elmslie

Seconded By J. Willock

That the agenda for the Wednesday, April 8, 2026 Planning Advisory Committee Meeting be adopted as circulated and as amended.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting Reports

Prior to the opening of the Public Meeting, Director Barrie noted that notice for Planning Application D06-2026-004 on Sturgeon Road in Dunsford was circulated by mail, but due to issues with signage, the Public Meeting had been postponed. The Chair and Committee consented to proceeding without this item on the agenda, and it appeared no person at the meeting was in attendance for this application.

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 PLAN2026-020

Applications to 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.

Timothy Gouveia, Planner, 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. They summarized the application, explaining that it proposes to develop a mixed-use campus featuring automotive, dining, and commercial uses. 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. 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. Gouveia 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 referred back to staff for further review and evaluation of application and provide a subsequent recommendation report for a decision by Council. He responded to questions from members of the Committee.

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

Paul Demczak of Batory Planning and Management spoke as the applicant on behalf of the ownership, and provided an overview of his presentation material which has been attached to the minutes. He summarized the application providing comments on:

- site and location context,
- current and proposed Zoning and Official Plan Designations of the property;
- summary of the proposed commercial development (including retail, automotive, and restaurants with drive-thru components);
- summary of technical requirements for setbacks and parking; and
- proposed facade design imagery of the buildings and structures.

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

No persons spoke to the application.

The Public Meeting concluded at 1:14 p.m.

3.1.2 Business Arising from the Public Meeting

PAC2026-023

Moved By Mayor Elmslie

Seconded By Deputy Mayor Richardson

That Report PLAN2026-020 Applications to 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.

Carried

3.2 PLAN2026-022

Application to Amend the Township of Fenelon Zoning By-law 12-95 at 620 Fenel Road, Kirkfield – Rea

Aliyah Fraser Planner, Dillon Consulting Limited (on behalf of the City of Kawartha Lakes)

3.2.1 Public Meeting

Ms. Fraser confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to rezone a portion of the property at 620 Fenel Road, Fenelon to prohibit future residential uses. An amendment to the Township of Fenelon Zoning By-law 12-95 is required to change the Agricultural (A1) zone to an Agricultural Exception (A1-28) zone as a condition of provisional consent to sever a surplus farm dwelling (refer to file D03-2024-026) in order to facilitate the proposal. Consistency with the Provincial Planning Statement, and conformity to the Kawartha Lakes Official Plan will be determined upon further review of the application. Ms. Fraser 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 referred back to staff for evaluation of the application and provide a subsequent recommendation report for a decision by Council. They responded to questions from members of the Committee.

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

Tom deBoer of TD Consulting Inc. spoke as the applicant on behalf of the owner and made himself available for any questions from the Planner. Mr. deBoer and Ms. Fraser responded to questions from the members of the Committee regarding the archeological, survey and septic layout issues that are still to be addressed.

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

No persons spoke to the application.

The Public Meeting concluded at 1:23 p.m.

3.2.2 Business Arising from the Public Meeting

PAC2026-024

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2026-022, **Application to Amend the Township of Fenelon Zoning By-law 12-95 at 620 Fenel Road, Kirkfield – Rea** be received for information.

Carried

3.3 PLAN2026-025

Applications to Amend the Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Town of Lindsay Zoning By-law 2000-75 at 96 Albert Street South, Lindsay - 755168 Ontario Limited

Katherine Evans, Development Supervisor

3.3.1 Public Meeting

Ms. Evans confirmed that the required notice was given in accordance with the Planning Act. They summarized the application, explaining that it proposes to legalize the existing residential use of the property, which consists of shared living rental accommodations with semi private bedrooms and common areas. The proposal also includes recognizing the existing onsite parking capacity, being 23 parking spaces. There are no external alterations to the property or building proposed. The two-storey building currently contains 16 bedrooms, 6 bathrooms, 2 kitchens, 2 common areas, and 3 storage areas. These are used to accommodate approximately 17-25 individuals, consisting primarily of post-secondary students. The building also contains a separate apartment inhabited by the building manager, which consists of a kitchen, living space, bathroom, bedroom, and office. The existing use is not permitted under the Official Plan or

the Zoning By-law. As such, amendments to the Lindsay Secondary Plan and the Town of Lindsay Zoning By-law 2000-75 are required to facilitate the proposal. 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. Ms. Evans 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 referred back to staff for further public consultation process and evaluation of the application merits, and provide a subsequent recommendation report for a decision by Council. Ms. Evans responded to questions from members of the Committee.

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

Justin Mamone of Paul Brown & Associates Inc. spoke as the applicant on behalf of the owner and provided an overview of a presentation (attached to the minutes) that he provided to the Committee. The presentation highlighted the following:

- location and site context of the subject lands;
- site history of the property and the existing building;
- existing site and floor plans;
- application history of the file; and
- summaries of the proposed Official Plan and Zoning By-law amendments.

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

No persons spoke to the application.

The Public Meeting concluded at 1:41 p.m.

3.3.2 Business Arising from the Public Meeting

PAC2026-025

Moved By Deputy Mayor Richardson

Seconded By M. Barkwell

That Report PLAN2026-025, Applications to Amend the Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Town of Lindsay Zoning By-law 2000-75 at 96 Albert Street South, Lindsay - 755168 Ontario Limited be received for information.

Carried

4. Deputations

4.1 PC2026-04.4.1

Diana Keay, D.M. Wills Associates Ltd., Brian Kerr or Mike Crowe, Kawartha Dairy

Relating to Report PLAN2026-018 (Item 6.1 on the Agenda)

Diana Keay of DM Wills Associates Ltd. spoke as the applicant for the Item 6.1 on the Agenda and advised that while they had no formal presentation to the committee that she and representatives from Kawartha Dairy were available for any questions. She thanked the staff on the report and proposed by-law and stated that they concurred with the recommendation.

PAC2026-026

Moved By Councillor Warren

Seconded By Deputy Mayor Richardson

That the deputation of Diana Keay, regarding Report PLAN2026-018 - Kawartha Dairy (Item 6.1 on the Agenda), be received.

Carried

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2026-018

Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 at 89 Prince Street West, Bobcaygeon - Kawartha Dairy

Julio Sarti Caldeira, Planner, Dillon Consulting Limited (on behalf of the City of Kawartha Lakes)

Mr. Sarti Caldeira confirmed that a Public Meeting on this matter was held on August 7, 2024 in accordance with the Planning Act. They summarized the application, explaining that it proposes to permit the proposed expansion of a dairy manufacturing operation including a dairy retail store, outdoor patio, museum, and associated parking. The manufacturing operation is in lands zoned Restricted Industrial Special Exception Two (M1-S2), and Urban Residential Type Two (R2). To accommodate the proposed development, all parcels must be rezoned to the M1-S2 Zone, which will explicitly permit the retail store and patio to function in conjunction with the manufacturing plant. The amendment is also needed to update the site-specific M1-S2 regulations by amending the text of the By-law to accommodate the expanded footprint of the facility, specifically by

addressing zoning deficiencies related to exterior side yard setbacks, rear yard setbacks, landscape buffer and watercourse yard setbacks. The proposed museum and off-site staff parking uses are situated on lands zoned Urban Residential Type One (R1) Zone and Urban Residential Type Two (R2) Zone. These lands must be rezoned to the Central Commercial (C1) Zone, as this category permits museums as well as public and private parking lots. The proposal otherwise aligns fully with the existing requirements of the C1 zone. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan and Bobcaygeon Secondary Plan. Mr. Sarti Caldeira summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report additional comments were received from C. James who reiterated his previous comments regarding opposition to expansion and issues with noise and light. Mr. Sarti Caldeira advised that the concerns from the public could be addressed through the site plan approval process. Staff are recommending that the application be referred to Council for approval.

PAC2026-027

Moved By Councillor Warren

Seconded By Councillor Ashmore

That Report PLAN2026-018, **Application to Amend the Village of Bobcaygeon Zoning By-law 16-78 at 89 Prince Street West, Bobcaygeon - Kawartha Dairy**, be received;

That a Zoning By-law Amendment respecting application D06-2024-012, substantially in the form attached as Appendix D to Report PLAN2026-018, 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

6.2 PLAN2026-021

Application to Amend the Township of Emily Zoning By-law 1996-30 at 964 Hayes Line, Omeme - 1000810255 Ontario Inc.

Robert Wilson, Urban Planner, Dillon Consulting Limited (on behalf of the City of Kawartha Lakes)

Mr. Wilson confirmed that a Public Meeting on this matter was held on May 7, 2025 in accordance with the Planning Act. They summarized the application, explaining that it proposes to permit a commercial seed blending and distribution

operation within an existing agricultural building at 964 Hayes Line. No physical changes or additions to the existing agricultural structure are proposed. Planning Staff have evaluated the operational characteristics of the business and determined that it is most appropriately classified as an Agriculture Produce Processing and Packaging facility as defined in the Township of Emily Comprehensive Zoning By-law 1996-30. The Subject Lands are zoned Agricultural (A1). While this zone permits a variety of agricultural operations, the proposed Agriculture Produce Processing and Packaging facility is not a permitted use, necessitating a Zoning By-law Amendment. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. Mr. Wilson 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 referred to Council for approval.

PAC2026-028

Moved By Mayor Elmslie

Seconded By J. Willock

That Report PLAN2026-021, **Application to Amend the Township of Emily Zoning By-law 1996-30 at 964 Hayes Line, Omemee - 1000810255 Ontario Inc.** be received;

That Zoning By-law Amendments respecting application D06-2025-004, substantially in the form attached as Appendix D and E to Report PLAN2026-021, 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

6.3 PLAN2026-023

Applications to Amend the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 and 24 Concession 4, Former Town of Lindsay – Tribute (Lindsay 1) Limited

Ben Dunlop, Planner, Dillon Consulting Limited (on behalf of the City of Kawartha Lakes)

Mr. Dunlop confirmed that a Public Meeting on this matter was held on October 8, 2025 in accordance with the Planning Act. They summarized the application,

explaining that it proposes to revise a previously approved Plan of Subdivision for the Tribute South Lands in Lindsay. The proposal reconfigures the lot pattern within the subdivision, the road layout, and results in a reduction in residential units from 1,011 to 987, in order to reconfigure the commercial blocks to facilitate the development of a department store within a commercial centre. The current configuration of the subdivision, including the lot pattern, land use designations, and zoning were established by previous approvals in 2023. Both an Official Plan Amendment and Zoning By-law Amendment are required alongside the redline revision to facilitate the proposal. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan and Lindsay Secondary Plan. Mr. Dunlop 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 referred to Council for approval. He responded to questions from the members of the Committee.

PAC2026-029

Moved By P. O'Reilly

Seconded By Councillor Warren

That Report PLAN2026-023, Application to Amend the City of Kawartha Lakes Official Plan (Lindsay Secondary Plan) and Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 and 24 Concession 4, Former Town of Lindsay – Tribute (Lindsay 1) Limited be received;

That an Official Plan Amendment respecting application D01-2025-003, substantially in the form attached as Appendix E to Report PLAN2026-023, be approved and adopted by Council;

That a Zoning By-law Amendment respecting application D06-2025-011, substantially in the form attached as Appendix D to Report PLAN2026-023, be approved and adopted by Council;

That a Redline Revision to Draft Approved Plan of Subdivision and revised conditions of Draft Approval respecting application D05-2025-003, substantially in the form attached as Appendix C to Report PLAN2026-023, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of these applications.

Carried

6.4 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.

Leah Barrie, Director of Development Services

Ms. Barrie confirmed that the lands for the redline revision of the draft approved plan of subdivision are subject to Minister's Zoning Order O. Reg. 771/21 (as amended). She summarized the application, explaining that it 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; and
- Replacement of the parkette in Block 25 with 'future development' blocks.

She noted that 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. 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 also 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. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. Ms Barrie summarized the comments received to date, as detailed in the report. Staff are recommending that the redline revisions be forwarded to Council for approval. Ms. Barrie and Mr. Timms responded to questions from members of the Committee.

PAC2026-030

Moved By Mayor Elmslie

Seconded By Deputy Mayor Richardson

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.

Carried

7. Adjournment

PAC2026-031

Moved By M. Barkwell

Seconded By Councillor Warren

That the Planning Advisory Committee Meeting adjourn at 2:42 p.m.

Carried