

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

PC2022-02
Wednesday, February 9, 2022
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Andy Letham
Councillor Patrick O'Reilly
Councillor Kathleen Seymour-Fagan
Councillor Andrew Veale
Mike Barkwell
Wayne Brumwell

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1. **Call to Order and Adoption of Agenda**

Chairperson Councillor A. Veale called the meeting to order at 1:00 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, Councillors K. Seymour-Fagan, and Committee Members M. Barkwell, W. Brumwell and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services R. Holy, Manager of Development Engineering C. Sisson, Development Planning Supervisor S. Rea, and Planners II J. Derworiz and M. LaHay were also in attendance.

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

PAC2022-005

Moved By Mayor Letham

Seconded By J. Willock

That the agenda 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 City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2022-005

Application to Amend the Kawartha Lakes Official Plan and Township of Emily Zoning By-law 1996-30 at 614 Shamrock Road, Omemee - Spence

Jonathan Derworiz, Planner II

3.1.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Official Plan Amendment and Zoning By-law Amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Derworiz confirmed that the required notice was given in accordance with the Planning Act. He summarized the application, explaining that it proposes to

permit a severance of the lot and establish a residence on the severed portion. Existing Agricultural uses and buildings, and the residence, would remain on the retained portion. Based on the documentation and comments submitted to support the applications, the applications appear to be consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. He noted that the proposed new property line for the severance matches the existing line dividing the two Official Plan categories on the property (rural and waterfront). Mr. Derworiz summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were still outstanding from a peer review of the hydro-geological report. He stated that while staff are recommending that the application be referred back to staff for further review and processing, he would be supportive of a referral to Council for approval should the Committee adopt that recommendation.

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

Hugh Stewart of Clark Consulting Services spoke on behalf of the applicant, and made himself available for questions from the members of the committee. He responded to questions from members of the committee.

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

No other persons spoke to the application.

3.1.2 Business Arising from the Public Meeting

PAC2022-006

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2022-005, **Official Plan Amendment and Zoning By-law Amendment for 614 Shamrock Road, Emily**, be received for information; and

That By-laws to implement an Official Plan and Zoning By-law Amendments regarding application D06-2021-029, be prepared, approved, and adopted by Council; and

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

Carried

3.2 PLAN2022-007

Application to Amend the Town of Lindsay Zoning By-law 2000-75 together with a Draft Plan of Subdivision (16T-17501) on vacant land north of Alcorn Drive, Lindsay - Regis Homes Limited

Sherry Rea, Development Planning Supervisor

3.2.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Zoning By-law Amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Ms. Rea confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that a sign was posted on the subject property. She summarized the application, explaining that it proposes to permit a residential plan of subdivision by: Changing the zone category from the 'Residential One Special Seventeen Holding One (R1-S17)(H1) and Residential One Holding One (R1)(H1) Zones' to the 'Residential Two (R2), Residential Two Special ** (R2-S**), Residential Three (R3) and a Residential Multiple One Special ** (RM1-S**) Zones' on the property. The application for draft plan of subdivision will create a 63 unit residential plan of subdivision consisting of 9 lots for single detached dwellings, 7 lots for 14 semi-detached dwellings and 10 blocks for 40 townhouse dwelling units. The townhouse blocks will be further subdivided using the Part Lot Control provision of the Planning Act, which allows the lots to be sold separately without requiring consent applications to create each lot. The lots for the individual townhouses and semi-detached dwellings will all be freehold. Through further review of the application, consistency with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan should be achieved. Ms. Rea summarized the comments received to date, as detailed in her report, noting that subsequent to the writing of the report additional comments were received from Susan Hall expressing concerns with drainage, property values and the proposed density of housing. She also noted that further to the City Clerk's Office comments regarding street naming noted in her report, that discussions with other City departments have considered options including one consideration of renaming the Springdale Gardens portion of William Street North to Victoria Avenue North to reflect the proposed continuous nature of the connecting road. Staff are recommending that the application be referred back to staff for further review and processing until such time as all comments and concerns have been addressed. She responded to questions from Committee members.

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

Kayly Robbins of Weston Consulting spoke on behalf of the applicant and the owner and provided a brief history of the property and the application which is a part of a multi-phase development. She presented a summary of their proposal including the revised draft plan of subdivision, the revised zoning by-law amendment, relationship with the Town of Lindsay Official Plan, removal of the holding provision, and a summary of supporting materials. She responded to questions from Committee members.

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

Susan Hall of 107 Alcorn Drive provided a summary of her correspondence which was circulated to the members of the Committee. She restated her concerns regarding the increased density of the proposed development, neighbourhood property values, removal of natural habitats of birds and turtles, reduction of the side yards, limited snow storage spaces, increased traffic in the area, and stormwater drainage along Jennings Creek.

The Chair permitted the applicant to respond to the concerns raised by the resident. Robert Walters of Weston Consulting spoke on behalf of the applicant and stated that this proposal is a slight change to the original proposal presented in 2017. He also noted that some driveways are proposed to be twinned to allow for more areas for additional snow storage. He also noted that the stormwater and traffic studies are under review, and that studies note that nearby increased density of housing does not decrease property values of single-detached homes.

No other persons spoke to the application.

3.2.2 Business Arising from the Public Meeting

PAC2022-007

Moved By Councillor O'Reilly

Seconded By W. Brumwell

That Report PLAN2022-007, Part of Lot 24, Concession 5, geographic Township of Ops, former Town of Lindsay, Regis Homes Limited – Applications D05-2017-001 and D06-2017-019, be received; and

That PLAN2022-007 respecting Applications D05-2017-001 and D06-2017-019 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City Departments, and that any comments and concerns have been addressed.

Carried

3.3 PLAN2022-008

Application to Amend the Township of Fenelon Zoning By-law 12-95 at 10 Goodman Road, Rosedale – Hunt Homes Inc.

Mark LaHay, Planner II

3.3.1 Public Meeting

The Chair requested staff to advise on the manner of giving notice for the proposed Zoning By-law Amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. LaHay confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to rezone the eastern portion of the property from the Tourist Commercial (C3) Zone and Hamlet Residential (HR) Zone to a Hamlet Residential (HR-*) Exception Zone to permit the redevelopment of an existing dwelling and establish applicable development standards to recognize reduced water setbacks and to rezone the western half of the property from the Tourist Commercial (C3) Zone to a Hamlet Residential (HR) Zone to permit a residential use. The effect of the amendment will facilitate the redevelopment of the subject land to permit an existing seasonal dwelling to be replaced with a new dwelling with specific standards for reduced water setbacks on the eastern half of the property along with permitting a residential use on the western half of the property. This will be facilitated through a future application to create one waterfront residential lot. The application requires further review to determine consistency with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. LaHay summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from the Chief Building Official and Enbridge noting no concerns. He also noted comments received from Kawartha Conservation require further review at this time. Staff are recommending that the application be referred back to staff until such time as comments have been received from all circulated agencies and City Departments, and that any comments and concerns have been addressed.

J. Willock left the Council Chambers at 1:43pm and returned at 1:45pm.

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

Diana Keay of D.M. Wills spoke as the applicant on behalf of the owner. She acknowledged staff's report and recommendation to defer approval of the report

until all comments from reporting agencies have been received. She provided an overview of the application including:

- Location overview within Rosedale
- Existing zoning and built structure
- Proposal to redevelop the single detached residence on the property
- Proposal for rezoning, including water setbacks, septic locations
- Proposed access to the site
- Planning for the western side of the lot

She noted that they have received the comments from Kawartha Conservation and stated that they are currently reviewing the comments. She responded to questions from Committee members.

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

No other persons spoke to the application.

The Public Meeting concluded at 1:58pm.

3.3.2 Business Arising from the Public Meeting

PAC2022-008

Moved By Mayor Letham

Seconded By J. Willock

That Report PLAN2022-008, **Part of Lot A and Lot B, Plan 115, geographic Township of Fenelon, City of Kawartha Lakes, identified as 10 Goodman Road, Hunt Homes Inc. – D06-2021-032**, be received; and

That the application respecting the proposed Zoning By-law Amendment be referred back to staff until such time as all comments have been received and addressed from all circulated agencies, City Departments, and the public, and for further review and processing.

Carried

4. Deputations

5. Correspondence

6. Regular and Returned Reports

6.1 ENG2022-002

Municipal Infrastructure Design Guidelines – Annual Update

Christina Sisson, Manager of Development Engineering

Ms. Sisson provided an overview of her report and noted the updates to the design guidelines including updates to water, sanitary, roads guidelines, as well as additional templates.

PAC2022-009

Moved By Councillor O'Reilly

Seconded By M. Barkwell

That Report ENG2022-002, **Municipal Infrastructure Design Guidelines – Annual Update**, be received;

That Staff be directed to continue to update and to add to the information available on the City's website, including templates and details, to facilitate engineering design submissions for development; and

That Staff be directed to continue to monitor for any communication improvements and for any current legislative or regulatory enhancements requiring updates to the existing guidelines on the City's website.

Carried

6.2 ENG2022-003

Registered Subdivision Agreement Status Update

Christina Sisson, Manager of Development Engineering

Ms. Sisson provided an overview of her report, noting that providing a status update to Council about developments where lots have been created would help keep developers accountable, provide transparency to the public, and assist with allocating staff time. She responded to questions from the committee members.

PAC2022-010

Moved By Mayor Letham

Seconded By W. Brumwell

That Report ENG2022-003, **Registered Subdivision Agreement Status Update**, be received; and

That Staff be directed to continue to provide annual updates for continued communication, process improvement, and to support the development community.

Carried

6.3 ENG2022-004

Assumption of Trails of the Kawarthas Subdivision, Lindsay

Christina Sisson, Manager of Development Engineering

Ms. Sisson provided an overview of her report, noting that the stormwater management pond is being assumed following the previous assumption of the subdivision roads and underground infrastructure, and all appropriate clean outs and inspections. She responded to questions from the members of the Committee.

PAC2022-011

Moved By M. Barkwell

Seconded By J. Willock

That Report ENG2022-004, **Assumption of Trails of the Kawarthas Subdivision – Stormwater Management Pond**, be received; and

That the Assumption of Trails of the Kawarthas Subdivision – Stormwater Management Pond, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2022-004 be approved and adopted by Council.

That the Mayor and City Clerk be authorized to execute any documents and agreements required by the approval of this application.

Carried

7. Adjournment

PAC2022-012

Moved By Councillor Seymour-Fagan

Seconded By W. Brumwell

That the Planning Advisory Committee Meeting adjourn at 2:12 p.m.

Carried