

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

PC2022-03
Wednesday, March 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
Jason Willock

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

Chairperson Councillor A. Veale called the meeting to order at 1:02 p.m. Mayor A. Letham, Deputy Mayor P. O'Reilly, Councillors K. Seymour-Fagan, and Committee Members M. Barkwell and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services R. Holy, Supervisor of Development Engineering C. Sisson, Planning Officer - Large Developments I., Walker, and Planners II J. Derworiz, D. Harding, M. LaHay and K. Stainton were also in attendance.

Absent: W. Brumwell

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

PAC2022-013

Moved By Councillor Seymour-Fagan

Seconded By Mayor Letham

That the amended 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 PLAN2022-001

Town of Lindsay Official Plan Amendment and Zoning By-law Amendment for 69-71 Lindsay Street South, Lindsay - 1782031 Ontario Limited

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 and Zoning By-law Amendments. 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 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 amend the current Local Commercial Exception Seven (LC-S7) Zone to facilitate redevelopment of the subject site. This lot recently merged with the lot to the east that was previously identified as 3 Melbourne Street West, which is also zoned LC-S7. A new automatic car wash, restaurant with drive-thru, convenience store and gas bar are proposed following demolishing of the existing commercial building and manual car wash. To accommodate the redevelopment and apply necessary zone provisions, the applicant is proposing an amendment to the Town of Lindsay Official Plan and amend the LC-S7 Zone. Consistency with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan will be determined upon a full review of the application. Mr. Deworiz summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional correspondence in opposition to the application were received from the following individuals:

- Angela Truax
- Robert and Krista Murray
- Brad and Diann Tamlin; and
- Tejas Shah (including a petition containing 91 valid signatures in opposition to the application)

A summary of the comments received included:

- requests for pollution, privacy, light, and noise barriers between the property and neighbouring residences
- concerns about the layout of the drive-thru lanes including an entrance from Melbourne Street
- the current number of fueling facilities along Lindsay Street
- safety and traffic concerns with potential for increased traffic flow
- alternative development options for the lot (including affordable housing or professional services)

Staff are recommending that the application be referred back to staff for review until review of the Transportation Study is complete and comments from the public have been addressed. He responded to questions from Committee members.

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

Greg Taras of Urban and Environmental Management Inc. spoke on behalf of the applicant and stated that they would like to add nothing further at this time so that they can listen to the public comments provided today.

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

Brad and Diann Tamlin spoke in opposition to the application and provided a summary of their correspondence by presenting concerns with light, noise, environmental and idling pollution that two drive-thru lanes could create. They also noted concerns with the layout of the proposed entrance on Melbourne Street, and noted the fact that Melbourne Street in the area has a no-parking designation.

Robert and Krista Murray spoke in opposition to the application and provided a summary of their correspondence and expressed concerns with the existing number of gas stations in the area, light noise and environmental pollution from drive-thru lanes, and the proposed number of different uses on the property. He also noted safety concerns as the local sidewalks are used for children walking to nearby schools, and overall were seeking to see some concessions on the proposed plan.

Tejas Shah spoke in opposition to the application and provided a summary of their correspondence and petition and noted further concerns with the existing number of gas stations along Lindsay Street, existing problems with drive-thru lanes on Lindsay Street, and the narrow and congested streets of Lindsay and Melbourne Streets. He further noted concerns with the application's proposed drive-thru entrances off Melbourne Street, delivery truck parking locations, the number of proposed uses on the lot, and noise and queuing concerns for the car wash. In summary he proposed alternative uses for the lot including affordable housing which he believed could enrich the community.

No other persons spoke to the application.

3.1.2 Business Arising from the Public Meeting

PAC2022-014

Moved By Mayor Letham

Seconded By Councillor O'Reilly

That Report PLAN2022-001, **Town of Lindsay Official Plan Amendment and Zoning By-law Amendment for 69-71 Lindsay Street South, Lindsay**, be received for information; and

That Report PLAN2022-001, Town of Lindsay Official Plan Amendment and Zoning By-law Amendment for 69-71 Lindsay Street South, Lindsay, be referred back to staff for processing until review of the technical studies has been completed.

Carried

3.2 PLAN2022-013

Amend the Lindsay Zoning By-law 2000-75 at 30 Logie Street, Lindsay – Women’s Resources of Kawartha Lakes

Richard Holy, Director of Development Services

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.

Mr. Holy 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 change the zoning category from the Residential One (R1) Zone to the Residential Multiple Two Special Twenty-Three (RM2-S23) Zone to permit the conversion and adaptive reuse of the existing building from a former place of worship to an apartment building limiting the number of apartment units to six (6). The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan. Mr. Holy 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 members of the public with concerns about lighting, traffic, and noise that could be dealt with through the site plan approval process. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

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

Tim Welch of TWC Consulting and Kent Randall of EcoVue Consulting spoke as the applicant, and Mr. Welch thanked Mr. Holy for his thorough overview. He stated that an open house was held on February 24th and they received some concerns and some positive feedback. He further noted that this application will help provide affordable housing for the community, and that the zoning will assist with leveraging some significant federal investments for the project. Mr. Randall

stated that the holding provision of the zoning by-law would allow for any concerns to be addressed before the removal of that provision.

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

No other persons spoke to the application.

3.2.2 Business Arising from the Public Meeting

PAC2022-015

Moved By Councillor O'Reilly

Seconded By J. Willock

That Report PLAN2022-013, **Part of Park Lots 10 and 11, Plan 15P, former Town of Lindsay, Women's Resources of Kawartha Lakes – Application D06-2022-004**, be received;

That provided that no substantial public concerns are raised at the public meeting, the Zoning By-law Amendment, substantially in the form attached as Appendix C to Report PLAN2022-013, be referred to Council for approval and adoption; and

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

Carried

3.3 PLAN2022-016

Amend the Emily By-law 1996-30 at 67 Valley Road – R.H.S. Farms Inc.

Kent Stainton, 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. Stainton confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to sever a farmhouse on approximately 0.94 hectares of land deemed surplus to the needs of the farming operation, resulting in the consolidation of approximately 122.63 hectares of retained agricultural land with a non-abutting agricultural lot. As a condition of provisional consent, the retained agricultural land is to be rezoned to prohibit residential use. The application is

consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Stainton 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 City's Agriculture Economic Development Officer with no concerns. Staff are recommending that the application be referred to Council for approval.

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

Doug Carroll spoke as the applicant and stated that he had nothing further to add to the staff recommendation or the report.

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

No other persons spoke to the application.

3.3.2 Business Arising from the Public Meeting

PAC2022-016

Moved By Councillor O'Reilly

Seconded By J. Willock

That Report PLAN2022-016, **Amend the Emily By-law 1996-30 at 67 Valley Road – R.H.S Farms Inc.**, be received;

That a Zoning By-law, respecting application D06-2022-001, substantially in the form attached as Appendix 'D' to Report PLAN 2022-016 be approved for adoption by Council; and

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

Carried

3.4 PLAN2022-017

Amend the Manvers Zoning By-law 87-06 at 288 Bethany Hills Road – Youngfield Farms Ltd.

David Harding, Planner II

3.4.1 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. Harding confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500 metres, and that a sign was posted on the subject property. He summarized the application, explaining that it proposes to sever a farmhouse on approximately 3.83 hectares of land deemed surplus to the needs of the farming operation because of the consolidation of farmland and consolidate approximately 55.67 hectares of retained agricultural land with a non-abutting agricultural lot. As a condition of provisional consent, the retained agricultural land is to be rezoned to prohibit residential use, and recognize existing building placement. The severed lands are being rezoned to permit residential use, and recognize the lot configuration. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Kawartha Lakes Official Plan. Mr. Harding 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 Enbridge Gas and the City's Agriculture Economic Development Officer noting no concerns. Staff are recommending that the application be referred to Council for approval. He responded to questions from Committee members.

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

Kristen Soutar spoke on behalf of the owner, Youngfield Farms, and noted they have nothing further to add at this time.

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

No other persons spoke to the application.

3.4.2 Business Arising from the Public Meeting

PAC2022-017

Moved By M. Barkwell

Seconded By Mayor Letham

That Report PLAN2022-017, **Amend the Manvers Zoning By-law 87-06 at 288 Bethany Hills Road – Youngfield Farms Ltd.**, be received;

That a Zoning By-law, respecting application D06-2022-002, substantially in the form attached as Appendix 'D' to Report PLAN 2022-017 be approved for adoption by Council; and

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

Carried

The Public Meeting concluded at 2:01 p.m.

4. Deputations

J. Willock left Council Chambers at 2:01p.m. and returned at 2:04p.m.

4.1 PC2022-03.4.1

Don Hughes

Relating to Item 6.1 (Report PLAN2022-014 on the Agenda)

Don Hughes spoke as a nearby resident to the application on Item 6.1 (Report PLAN2022-014), and presented several concerns to the revised proposal including:

- Changes to the proposed town-home designs are not consistent with the nearby homes and design style in the Bromont subdivision;
- Proposed homes will not have basements;
- That the farmhouse that was located on the property was noted for having cultural heritage value and now has been demolished; and
- Proximity of the three-storey homes to the neighbouring parkland.

PAC2022-018

Moved By Councillor O'Reilly

Seconded By Councillor Seymour-Fagan

That the deputation of Don Hughes, regarding Item 6.1 (Report PLAN2022-014), be received.

Carried

4.2 PC2022-03.4.2

Christine Halis, KLM Planning Partners

Relating to Item 6.1 (Report PLAN2022-014 on the Agenda)

Christine Halis, land use planner with KLM Planning Partners spoke on behalf of the applicant for Item 6.1 (being Report PLAN2022-014), and stated that this application would make efficient use of underutilized lands, and that they agree with the staff recommendations. She also noted that they agreed to the red-lined versions of the proposed Zoning By-law that the City would present. She responded to questions from the members of the committee.

PAC2022-019

Moved By Mayor Letham

Seconded By M. Barkwell

That the deputation of Christine Halis, regarding Item 6.1 (Report PLAN2022-014), be received.

Carried

5. Correspondence

6. Regular and Returned Reports

6.1 PLAN2022-014

Amend the Lindsay Official Plan and Zoning By-law 2000-75 together with a Draft Plan of Subdivision at 331 Logie Street, Lindsay - Lepha Properties Inc.

Ian Walker, Planning Officer - Large Developments

Mr. Walker confirmed that a Public Meeting on this matter was held on February 10, 2021 in accordance with the Planning Act. He summarized the application, explaining that it proposes to permit a 45 unit, three-storey multiple attached dwelling development. The revised draft plan of subdivision will now consist of 3 blocks: 2 blocks for road widening along Logie Street to accommodate the existing sidewalk, and 1 block for the residential development. The future division of the multiple attached dwellings and their respective parcels of tied land (referred to as lots) will be completed by using the Part Lot Control provision of the Planning Act, which allows them to be sold separately without requiring consent applications to create each lot. In addition, the future development will also require submission of a site plan approval application and potentially a draft plan of condominium application. He further outlined a revised version of the zoning by-law and draft plan conditions and noted the proposed changes that differed from those circulated with the agenda. The application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan. Mr. Walker 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 following individuals:

- Tammy Lavigne-Tait;
- Don Hughes; and
- Ann Coyle

The comments circulated to the committee noted concerns with increased traffic, demolition of the former farmhouse, and the proposed design style of the

townhomes. Staff are recommending that the applications be referred to Council for approval. He responded to questions from Committee members.

PAC2022-020

Moved By Mayor Letham

Seconded By Councillor O'Reilly

That Report PLAN2022-014, **Part of Lot 18, Concession 6, Geographic Township of Ops, Lepha Properties Inc. and City of Kawartha Lakes – Applications D01-2021-001, D06-2021-001 and D05-2021-001**, be received;

That a By-law to implement the proposed Official Plan Amendment, substantially in the form attached as Appendix 'C' to Report PLAN2022-014, be referred to Council for adoption;

That the zoning by-law amendment, substantially in the form attached as Appendix D to Report PLAN2022-014 and as modified by staff and presented to Planning Advisory Committee on March 9, 2022, be referred to Council for approval and adoption;

That the Draft Plan of Subdivision (16T-21501), Application D05-2021-001, as shown on Appendix 'B' and the conditions substantially in the form attached as Appendix 'E' to Report PLAN2022-014 and as modified by staff and presented to Planning Advisory Committee on March 9, 2022, be referred to Council for approval and adoption;

That in accordance with Section 34(17) of the Planning Act, Council having considered the changes to the proposed Zoning By-law Amendment deems no further public notice to be necessary; and

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

Carried

6.2 PLAN2022-018

Amend the City of Kawartha Lakes Official Plan and Township of Ops Zoning By-law 93-30 at 1082 Lilac Road - Martin

Mark LaHay, Planner II

Mr. LaHay confirmed that a Public Meeting on this matter was held on January 12, 2022 in accordance with the Planning Act. He summarized the application, explaining that it proposes to amend the Prime Agricultural designation with a site specific policy to permit a meeting house and to amend the Agricultural

Exception Twenty (A-20) Zone to an Agricultural Exception Twenty-two (A-22) Zone on the southeast portion of the subject land to permit a meeting house for a place of worship and gathering for the Mennonite community. The proposed rezoning would also include site specific development standards related to parking and a reduction of loading requirements and a Holding (H) symbol will be applied to require site plan approval. The application is consistent with the Provincial Policy Statement, conforms 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, advising that comments received from applicable agencies noted no concerns. No additional public comments were received. Staff are recommending that the application be referred to Council for approval.

PAC2022-021

Moved By Councillor O'Reilly

Seconded By J. Willock

That Report PLAN2022-018, Respecting Part of Lots 18 to 20, Concession 11, Geographic Township of Ops, Identified as 1082 Lilac Road, Landis Martin, Alice Martin, Willard Martin and Doreen Martin – Applications D01-2021-005 and D06-2021-030, be received;

That a By-law to implement Official Plan Amendment application D01-2021-005, substantially in the form attached as Appendix 'C' to Report PLAN2022-018 be approved and adopted by Council;

That a By-law to implement Zoning By-law Amendment application D06-2021-030, substantially in the form attached as Appendix 'D' to Report PLAN2022-018 be 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

7. Adjournment

PAC2022-022

Moved By Mayor Letham

Seconded By Councillor Seymour-Fagan

That the Planning Advisory Committee Meeting adjourn at 2:29 p.m.

Carried