

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

PC2024-02
Wednesday, February 7, 2024
1:00 P.M.
Council Chambers
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Mayor Doug Elmslie
Councillor Tracy Richardson
Councillor Pat Warren
Mike Barkwell
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, Councillors T. Richardson and P. Warren, and Committee Member M. Barkwell were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Director of Development Services L. Barrie, Manager of Development Engineering C. Sisson, and M. Alexander, Practice Lead, WSP Canada Inc. were also in attendance.

Absent: Members P. O'Reilly and J. Willock

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

PAC2024-007

Moved By Councillor Richardson

Seconded By Councillor Warren

That the agenda for the Wednesday, February 7, 2024 Planning Advisory Committee Meeting 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 next Regular Council making decisions on the following planning matters. The Chair requested staff to advise on the manner of giving notice for each of the proposed applications. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date, and further advised how the public could participate in the Public Meeting portions of the agenda.

3.1 PLAN2024-009

Application to Amend the Township of Emily Zoning By-law 1996-30 at 14 Lawson Court, Omemee - Karthaus

Matt Alexander, Practice Lead; WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.1.1 Public Meeting

Mr. Alexander 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. They summarized the application, explaining that it proposes to facilitate a condition of provisional consent. The retained lot must be rezoned from Rural Residential Type Three (RR3) to Limited Service Residential (LSR) and the severed lot is to be rezoned from Rural Residential Type Three (RR3) to Rural Residential Type Three Exception Fifteen (RR3-15). The zoning change will address the new lot configuration of the retained lot and permit the reduced lot frontage of 27 meters on the severed lot. While no development has been proposed at this time, the applicant has submitted a draft sketch of a proposed building envelope which contemplates a one or two-storey residential structure on the severed lot. 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. Alexander summarized the comments received to date, as detailed in the report, noting that subsequent to the writing of the report, no additional comments were received. Staff are recommending that the application be referred to Council for approval. Mr. Alexander responded to questions from members of the Committee.

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

Laura Stone from One Community Planning spoke on behalf of the applicant, and thanked Mr. Alexander for a supportive report. She outlined that this rezoning is a condition of the consent, and that a number of studies and plans have been submitted to support this application. She concluded by advising that this application represented good planning, and made herself available for any questions.

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

No persons spoke to the application.

The Public Meeting concluded at 1:11p.m.

3.1.2 Business Arising from the Public Meeting

PAC2024-008

Moved By Mayor Elmslie

Seconded By Councillor Richardson

That Report PLAN2024-009, **Application to Amend the Township of Emily Zoning By-law 1996-30 at 14 Lawson Court, Omemeë - Karthaus**, be received;

That a Zoning By-law Amendment, respecting application D06-2023-032, substantially in the form attached as Appendix D to Report PLAN2024-009, be approved for adoption by Council; and

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

Carried

3.2 PLAN2024-010

Application to Amend the Town of Lindsay Zoning By-law 2000-75 for Vacant Land on Hamilton Street - Soave (12867923 Canada Inc.)

Matt Alexander, Practice Lead; WSP Canada Inc., on behalf of Kawartha Lakes Planning Division

3.2.1 Public Meeting

Mr. Alexander 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. They summarized the application, explaining that it proposes to rezone the subject lands from General Employment (GE) Zone to General Employment Exception (GE-XX) Zone to provide a site-specific exception to add a self-storage facility as a permitted use on the subject lands. The proposed facility will include one large building with storage units that will be accessed from within the building. A smaller building is to be located along the eastern lot line with units that will have external access. The proposal includes a gatehouse at the main entrance and an administration building near the rear of the property. Vehicular access to the site will be located on Hamilton Street. Seventeen (17) standard parking spaces and one accessible space will be provided on site, with an emergency vehicle route proposed around the main building. Consistency with the Provincial Policy Statement, and conformity to the Growth Plan for the Greater Golden Horseshoe and the Town of Lindsay Official Plan will be determined upon further review of the application. Mr. Alexander 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 the Development Engineering Division with no concerns, and from members of the public with questions about the application and vegetation, and requests for supporting documentation. Staff are recommending that the application be

referred back to staff for process. Mr. Alexander responded to questions from members of the Committee.

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

Ashlyn Kennedy of EcoVue Consulting spoke as the applicant on behalf of the owner, and thanked Mr. Alexander for the overview of the application. She noted that the environmental buffer around the facility will be addressed at Site Plan approvals, and thanked the committee for their time to consider this application. She responded to questions from the members of the committee.

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

Marc Janssen spoke as a storage facility owner in the area expressed the following concerns with the application:

- Fire separations to other buildings are unknown;
- Parking requirements and heavy traffic entering and exiting;
- Best use considerations for lands in urban areas;
- Value to the community when other storage options exists; and
- Sewer and water capacity.

Lindsay Griffin Measure spoke as a storage facility owner in the area expressed the following concerns with the application:

- Light pollution in a residential area;
- Increased traffic flow from heavy trucks;
- Polluted lands from previous uses;
- Incompatible uses to nearby college area;
- Fire access lanes widths in proposed plans;
- Drainage and stormwater management; and
- Alignment of uses for this property with the Growth Management Study.

Robert Grovum spoke as a storage facility owner in the area expressed the following concerns with the application:

- Drainage and stormwater management;
- Contamination of the existing site;
- Traffic flow with 24 hour access to the site;

- Noise to the neighbouring community;
- Parking at the facility;
- Light pollution, and effects on wildlife; and
- Incompatible uses to nearby college area.

No other persons spoke to the application.

The Chair permitted the applicant to respond to the comments provided by the members of the public, however, Ms. Kennedy advised that they would respond at a later date through staff.

The Public Meeting concluded at 1:36 p.m.

3.2.2 Business Arising from the Public Meeting

PAC2024-009

Moved By Councillor Warren

Seconded By Councillor Richardson

That Report PLAN2024-010, **Town of Lindsay Zoning By-law Amendment for Hamilton Street, Lots 51 to 57 and 64 to 66, Plan 137, Part of Robertson Avenue, Reg. Plan 137**, be received for information; and

That Report PLAN2024-010, Town of Lindsay Zoning By-law Amendment for Hamilton Street, Lots 51 to 57 and 64 to 66, Plan 137, Part of Robertson Avenue, Reg. Plan 137, be referred back to staff for processing until review of the technical studies has been completed.

Carried

PAC2024-010

Moved By Mayor Elmslie

Seconded By Councillor Warren

That the Chair coordinate with the Director of Development Services a meeting where Planning Staff, and the CAO are present with the members of the Planning Advisory Committee to have input into the 2024-2027 City of Kawartha Lakes Strategic Plan.

Carried

4. **Deputations**

5. **Correspondence**

6. Regular and Returned Reports

6.1 ENG2024-002

Assumption of Pearson Farms Subdivision, Phase 4B, Lindsay

Christina Sisson, Manager of Development Engineering

Ms. Sisson provided an overview of their report noting the history of the related development in the area. Staff are recommending assumption of the roads and water, sanitary and storm sewer infrastructure as per the draft by-law attached to the report.

PAC2024-011

Moved By Councillor Richardson

Seconded By Mayor Elmslie

That Report ENG2023-032, **Assumption of Pearson Farms Subdivision, Phase 4B, Lindsay**, be received;

That the Assumption of Pearson Farms Subdivision, Phase 4B, 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 ENG2023-032 be approved and adopted by Council; and

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

Carried

7. Adjournment

PAC2024-012

Moved By M. Barkwell

Seconded By Councillor Warren

That the Planning Advisory Committee Meeting adjourn at 1:47p.m.

Carried