

# The Corporation of the City of Kawartha Lakes Agenda

## Regular Council Meeting

CC2025-03

Tuesday, February 18, 2025

Open Session Commencing at 1:00 p.m.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

### Members:

Mayor Doug Elmslie

Deputy Mayor Charlie McDonald

Councillor Ron Ashmore

Councillor Dan Joyce

Councillor Mike Perry

Councillor Tracy Richardson

Councillor Pat Warren

Councillor Emmett Yeo

Vacancy - Ward 5

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pursuant to Trespass to Property Act, R.S.O. 1990, c.T.21.

To speak to an Item on this Agenda you must submit a completed [Deputation Request Form](#) by  
Friday February 14, 2025 at 12:00 p.m.

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Lakes is committed to accessibility for persons with disabilities. Please contact  
[AgendaItems@kawarthalakes.ca](mailto:AgendaItems@kawarthalakes.ca) if you have an accessible accommodation request.

1.	<b>Call to Order</b>	
2.	<b>Opening Ceremonies</b>	
2.1	O Canada	
2.2	Moment of Silent Reflection	
2.3	Adoption of Open Session Agenda	
3.	<b>Disclosure of Pecuniary Interest</b>	
4.	<b>Notices and Information by Members of Council and Staff</b>	
4.1	Council	
4.2	Staff	
5.	<b>Council Minutes</b>	16 - 41
	<b>Regular Council Meeting, January 28, 2025</b>	
	<b>That</b> the Minutes of the Regular Council Meeting of January 28, 2025, be received and adopted.	
6.	<b>Deputations</b>	
7.	<b>Correspondence</b>	
7.1	CC2025-03.7.1	42 - 44
	<b>Eastern Ontario Wardens' Caucus Support of Canadian and Ontario Governments' Negotiations with the United States Government on Trade Tariffs</b>	
	Bonnie Clark, Chair, Eastern Ontario Wardens' Caucus	
	<b>That</b> the correspondence from Bonnie Clark, Chair of the Eastern Ontario Wardens' Caucus, <b>regarding the Eastern Ontario Wardens' Caucus Support of Canadian and Ontario Governments' Negotiations with the United States Government on Trade Tariffs</b> , be received.	
8.	<b>Presentations</b>	

9. **Committee of the Whole**

9.1 Correspondence Regarding Committee of the Whole Recommendations

9.2 Committee of the Whole Minutes

45 - 59

**Committee of the Whole Meeting, February 4, 2025**

**That** the Minutes of the Committee of the Whole Meeting of February 4, 2025 be received and the recommendations, included in Section 9.3 of the Agenda, be adopted.

9.3 Business Arising from Committee of the Whole Minutes

9.3.1 CW2025-018

**That** the deputation of Jim Webster and David Johnston, **regarding the Growth Management Strategy (2025)**, be received.

9.3.2 CW2025-019

**That** the deputation of Matthew Corey, of Malone Given Parsons Ltd., **regarding the Growth Management Strategy (2025)**, be received.

9.3.3 CW2025-020

**That** the correspondence from Matthew Cory, of Malone Given Parsons Ltd., **regarding Growth Management Strategy Update - Report PLAN2025-012**, be received.

9.3.4 CW2025-021

**That** the presentation by Jamie Cook, Managing Partner with Watson & Associates Economists Ltd., Shaila Taku, Consultant with Watson & Associates Economists Ltd., and Rory Baksh, Partner with Dillon Consulting Limited, **regarding the Growth Management Strategy (2025)**, be received.

9.3.5 CW2025-022

**That** Report PLAN2025-012, **Growth Management Strategy (2025)**, be received; and

**That** the Growth Management Strategy (2025), substantially in the form attached as Appendix A to Report PLAN2025-012 be endorsed, as input into the City's Official Plan review, and updated population and employment forecasts for the City of Kawartha Lakes to 2051.

9.3.6 CW2025-023

**That** the presentation by Corby Purdy, Manager of Infrastructure, Design and Construction, and Abe Khademi, of TYLin, **regarding the Water and Wastewater Servicing and Capacity Master Plan Study**, be received.

9.3.7 CW2025-024

**That** the presentation by Rebecca Mustard, Manager of Economic Development and Sandy Greenberg, Economic Development Officer - Small Business Program, **regarding the Starter Company PLUS Entrepreneurship Program and the Graduates of 2024**, be received.

9.3.8 CW2025-025

**That** Report ENG2025-002, **2025 Water and Wastewater Servicing and Capacity Master Plan Study Completion**, be received;

**That** the 2025 Water and Wastewater Servicing and Capacity Master Plan Study Completion in the form attached as Appendix A to the Report ENG2025-002 be endorsed by Council as the City of Kawartha Lakes' long-term servicing strategy and policy direction; and

**That** Staff be authorized to publish the notice of completion of the Municipal Class Environmental Assessment (Class EA) Planning and Design process for the Water and Wastewater Servicing and Capacity Master Plan Study, and file the Class EA Project File Report for the legislated 30-day comment period.

9.3.9 CW2025-026

**That** the deputation of James Blair, **regarding a Request for an Award Drain Educational and Identification Program**, be received.

9.3.10 CW2025-027

**That** the deputation of Danielle Marcoux-Hunter, Landowner and Community Specialist for Kawartha Conservation, **regarding the Kawartha Water Fund Landowner Grant Program**, be received.

9.3.11 CW2025-028

**That** the deputation of Mary Yvonne Carroll and John Rea, **regarding a Planning Inquiry Regarding 121 Autumn Lane, Kirkfield**, be received.

9.3.12 CW2025-029

**That** the deputation of Mackenzie Baker and Devon Thompson, **regarding a Request for a Water Bill Reduction for 55 Colborne Street East, Lindsay**, be received.

9.3.13 CW2025-030

**That** the deputation of Manley Lavender, **regarding an Overview of the Challenges and the Impact that the Rare Disease Community has on the City of Kawartha Lakes Economy**, be received.

9.3.14 CW2025-031

**That** the presentation by Michael Farquhar, Manager of Engineering - Technical Services, **regarding the Transportation Master Plan Update**, be received.

9.3.15 CW2025-032

**That** Report ENG2025-007, **2025 Transportation Master Plan Update – Study Completion**, be received;

**That** the 2025 Transportation Master Plan Update in the form attached as Appendix A to Report ENG2025-007 be endorsed by Council as the City of Kawartha Lakes' long-term transportation strategy and policy direction; and

**That** Staff be authorized to publish the notice of completion of the Municipal Class Environmental Assessment (Class ER) Planning and Design process for the 2025 Transportation Master Plan Update, and file the Class EA file Project File Report for the legislated 30-day comment period.

9.3.16 CW2025-033

**That** Report ED2025-003, **Proposed Heritage Designation of 635 Drum Road, Geographic Township of Manvers (Pontypool Presbyterian Manse)**, be received;

**That** the Municipal Heritage Committee's recommendation to designate 635 Drum Road under Part IV of the Ontario Heritage Act as being of cultural heritage value or interest be endorsed; and

**That** staff be authorized to proceed with the process to designate the subject property under Part IV of the Ontario Heritage Act, including the preparation and circulation of Notices of Intention to Designate, consultation with the property owner and preparation of the designating by-laws.

9.3.17 CW2025-034

**That** Report WWW2025-001, **Drinking Water Quality Management System Annual Summary and Review**, be received;

**That** the City of Kawartha Lakes Water and Wastewater Division (as the accredited Operating Authority) Quality Management System Policy Statements be received;

**That** the Ontario Clean Water Agency (OCWA), as the second accredited Operating Authority, Quality Management System Policy Statements be received;

**That** the external audit report for the City of Kawartha Lakes Water and Wastewater Division be received;

**That** the external audit report for the Ontario Clean Water Agency be received;

**That** the Water and Wastewater Division Management Review Summary be received; and

**That** the Ontario Clean Water Agency Management Review Summary be received.

9.3.18 CW2025-035

**That** the Memorandum from Councillor Warren regarding, **Support of Requests for the Redistribution of the Provincial Land Transfer Tax and GST**, be received;

**That** the City of Kawartha Lakes support the resolution from the Town of Aurora requesting the Provincial Government to reconsider distributing a portion of the Land Transfer Tax collected on property transactions to municipalities and calling on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

**That** a copy of this recommendation be sent to the Prime Minister, the Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, Jamie Schmale MP, Laurie Scott MPP, and the Association of Municipalities of Ontario (AMO).

9.4 Items Extracted from Committee of the Whole Minutes

## 10. Planning Advisory Committee

10.1 Correspondence Regarding Planning Advisory Committee Recommendations

10.2 Planning Advisory Committee Minutes

60 - 68

### **Planning Advisory Committee Meeting, February 5, 2025**

**That** the Minutes of the Planning Advisory Committee Meeting of February 5, 2025, be received and the recommendations, included in Section 10.3 of the Agenda, be adopted.

10.3 Business Arising from Planning Advisory Committee Minutes

10.3.1 PAC2025-013

**That** Report PLAN2025-010, **Application to Amend the Township of Emily Zoning By-law 1996-30 at 757 Meadowview Road, Omemee - 1708673 Ontario Limited (Bell)**, be received for information;

**That** a Zoning By-law Amendment respecting application D06-2025-001, substantially in the form attached as Appendix D to Report PLAN2025-010, 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.

10.3.2 PAC2025-014

**That Report PLAN2025-011, Application to Amend the Township of Mariposa Zoning By-law 94-07 at 14657 Simcoe Street, Manilla - McPhaden,** be received for information;

**That** a Zoning By-law Amendment respecting application D06-2024-026, substantially in the form attached as Appendix D to Report PLAN2025-011, 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.

10.3.3 PAC2025-015

**That Report PLAN2025-013, Application to Amend the Township of Manvers Zoning By-law 87-06 at 456 Lifford Road, Bethany - Shea,** be received for information;

**That** a Zoning By-law Amendment respecting application D06-2024-006, substantially in the form attached as Appendix D to Report PLAN2025-013, 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.

10.3.4 PAC2025-016

**That Report PLAN2025-014, Applications to Amend the Kawartha Lakes Official Plan and the Township of Fenelon Zoning By-law 12-95 at 4544 Highway 35, Cameron - Thibert** be received;

**That** a Zoning By-law Amendment respecting application D06-2024-018, substantially in the form attached as Appendix D to Report PLAN2025-014, be approved and adopted by Council;

**That** an Official Plan Amendment respecting application D01-2024-006, substantially in the form attached as Appendix E to Report PLAN2025-014, 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.



10.3.5 PAC2025-017

**That** Report ENG2025-008, **Assumption of Woodland Hills Subdivision, Manvers**, be received;

**That** the Assumption of Woodland Hills Subdivision, geographic Township of Manvers, City of Kawartha Lakes, be approved;

**That** an Assumption By-Law, substantially in the form attached as Appendix A to Report ENG2025-008 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.

10.4 Items Extracted from Planning Advisory Committee Minutes

## 11. **Consent Matters**

**That** all of the proposed resolutions shown in Section 11.1 of the Agenda be approved and adopted by Council in the order that they appear on the agenda and sequentially numbered.

11.1 Reports

11.1.1 CAO2025-003

69 - 129

**Partnership Agreement - Kawartha Lakes Museum & Archives**  
Ron Taylor, Chief Administrative Officer

**That** Report CAO2025-003, **Partnership Agreement – Kawartha Lakes Museum & Archives**, be received;

**That** the Partnership Agreement, substantially in the form provided in Appendix A to Report CAO2025-003, be approved; and

**That** the Mayor and Clerk be authorized to execute the Partnership Agreement with the Kawartha Lakes Museum & Archives.

11.1.2 CAO2025-004

130 - 166

**Partnership Agreement - Kawartha Lakes Art Gallery**  
Ron Taylor - Chief Administrative Officer

**That Report CAO2025-004, Partnership Agreement – Kawartha Art Gallery,** be received;

**That** the Partnership Agreement, substantially in the form provided in Appendix A to Report CAO2025-004, be approved; and

**That** the Mayor and Clerk be authorized to execute the Partnership Agreement with the Kawartha Art Gallery.

11.1.3

CLK2025-002

167 - 171

**ADR Chambers, Integrity Commissioner Amending Agreement**  
Cathie Ritchie, City Clerk

**That Report CLK2025-002, ADR Chambers, Integrity Commissioner Amending Agreement,** be received; and

**That** the Mayor and City Clerk be authorized to execute the Amending Agreement between the Corporation of the City of Kawartha Lakes and ADR Chambers Inc. to secure the continued service of Charles A. Harnick, of ADR Chambers Inc., as the City of Kawartha Lakes Integrity Commissioner fulfilling all statutory requirements pursuant to the Municipal Act and the Municipal Conflict of Interest Act.

11.1.4

CORP2025-002

172 - 185

**High Water Bill Relief - 29 Wellington Street, Lindsay**  
Linda Liotti, Manager, Revenue and Taxation

**That Report CORP2025-005 High Water Bill Relief – 29 Wellington Street - Lindsay,** be received; and

**That** Council deny the request for financial relief of the high water bill incurred at 29 Wellington Street, Lindsay, and billed during the period November 1, 2023 to January 31, 2024.

11.1.5

CORP2025-005

186 - 225

**Municipal Credit Rating**  
Sandra Shorkey, Supervisor-Treasury

**That Report CORP2025-005, Municipal Credit Rating,** be received;

**That** Staff be directed to continue to utilize Infrastructure Ontario for debenture financing; and

**That** Staff be directed to not pursue a credit rating at this time.

11.2 Items Extracted from Consent

12. **Petitions**

13. **Other or New Business**

14. **By-Laws**

**That** the By-Laws shown in Section 14.1 of the Agenda, namely: Items 14.1.1 to and including 14.1.19 be read a first, second and third time, passed, numbered, signed and the corporate seal attached.

14.1 By-Laws by Consent

14.1.1 CC2025-03.14.1.1 226 - 228

By-Law to Amend By-Law 2021-162, being a By-Law to Regulate Water and Wastewater Services in the City of Kawartha Lakes

14.1.2 CC2025-03.14.1.2 229 - 231

By-Law to Amend the Town of Emily Zoning By-Law No. 1996-30 to Rezone Land within the City of Kawartha Lakes (757 Meadowview Road - 1708673 Ontario Limited)

14.1.3 CC2025-03.14.1.3 232 - 234

By-Law to Amend the Township of Mariposa Zoning By-Law No. 94-07 to Rezone Land within the City of Kawartha Lakes (14657 Simcoe Street - McPhaden)

14.1.4 CC2025-03.14.1.4 235 - 237

By-Law to Amend the Township of Manvers Zoning By-Law 87-06 to Rezone Land within the City of Kawartha Lakes (456 Lifford Road - Shea)

14.1.5 CC2025-03.14.1.5 238 - 241

By-Law to Amend the Township of Fenelon Zoning By-law No. 12-95 to Rezone Land within the City of Kawartha Lakes (4544 Highway 35)

14.1.6 CC2025-03.14.1.6 242 - 246

By-Law to Amend the City of Kawartha Lakes Official Plan to Re-designate Land within the City of Kawartha Lakes (4544 Highway 35)

14.1.7	CC2025-03.14.1.7  By-Law to Assume Country Place and Tall Cedar Lane, Registered Plan 57M-807, and Country Place and Horizon Court, Registered Plan 57M-810, Woodland Hills Subdivision, Geographic Township of Manvers, The Corporation of the City of Kawartha Lakes	247 - 249
14.1.8	CC2025-03.14.1.8  By-Law to Appoint a Municipal Law Enforcement Officer for Limited Purposes (Chapman, D.) (Trail Enforcement)	250 - 251
14.1.9	CC2025-03.14.1.9  By-Law to Appoint a Municipal Law Enforcement Officer for Limited Enforcement Purposes (Kerr, S.) (Trail Enforcement)	252 - 253
14.1.10	CC2025-03.14.1.10  By-Law to Appoint a Municipal Law Enforcement Officer for Limited Enforcement Purposes (Mellor, D.) (Trail Enforcement)	254 - 255
14.1.11	CC2025-03.14.1.11  By-Law to Appoint a Municipal Law Enforcement Officer for Limited Enforcement Purposes (Pellow, C.) (Trail Enforcement)	256 - 257
14.1.12	CC2025-03.14.1.12  By-Law to Appoint a Municipal Law Enforcement Licensing Clerk (Woodcock, K.)	258 - 259
14.1.13	CC2025-03.14.1.13  By-Law to Appoint a Municipal Law Enforcement Licensing Clerk (Desormeaux, A.)	260 - 261
14.1.14	CC2025-03.14.1.14  By-Law to Appoint a Municipal Law Enforcement Office for Limited Enforcement Purposes (MacPherson, D.) (Parking Enforcement)	262 - 263

14.1.15	CC2025-03.14.1.15	264 - 330
	By-Law to Approve the Submission of an Application to Ontario Infrastructure and Lands Corporation (“OILC”) for the Long-Term Financing of Certain Capital Work(s) of the Corporation of the City of Kawartha Lakes (the “Municipality”); and to Authorize the Entering into of a Rate Offer Letter Agreement Pursuant to which the Municipality will Issue Debentures to OILC	
14.1.16	CC2025-03.14.1.16	331 - 332
	By-Law to Repeal By-Law 2024-213, being a By-Law Approve the Submission of an Application to Ontario Infrastructure and Lands Corporation (“OILC”) for the Long-Term Financing of Certain Capital Work(s) of The Corporation of the City of Kawartha Lakes (“the Municipality”); and to Authorize the Entering Into of a Rate Offer Letter Agreement Pursuant to which the Municipality will Issue Debentures to “OILC”	
14.1.17	CC2025-03.14.1.17	333 - 335
	By-Law to Authorize the Financing of Capital Projects in the City of Kawartha Lakes	
14.1.18	CC2025-03.14.1.18	336 - 339
	By-Law to Authorize the Sale of Municipally Owned Property Legally Described as Lot 37 on Plan 139; Kawartha Lakes, being PIN: 63275-0162 (LT) to the Abutting Owner	
14.1.19	CC2025-03.14.1.19	340 - 376
	By-Law to Amend By-Law 2018-234, being a By-Law to Establish and Require Payment of Fees for Information, Services, Activities and Use of City Property in The City of Kawartha Lakes (known as the Consolidated Fees By-law)	
14.2	By-Laws Extracted from Consent	
15.	<b>Notice of Motion</b>	
16.	<b>Closed Session</b>	
16.1	Adoption of Closed Session Agenda	
16.2	Disclosure of Pecuniary Interest in Closed Session Items	

16.3 Move Into Closed Session

**That** Council convene into closed session at \_\_\_ p.m. pursuant to Section 239(2) of the Municipal Act, S.O. 2001 s.25, in order to consider matters identified in Section 16.3 of the Regular Council Meeting Agenda of Tuesday, February 18, 2025, namely Items 16.3.1 to and including 16.3.5.

16.3.1 CC2025-03.16.3.1

**Confidential Closed Session Minutes, Regular Council Meeting, January 28, 2025**

**Municipal Act, 2001, s.239(2)(b) Personal Matters About Identifiable Individuals**

**Municipal Act, 2001, s 239(2)(c) Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board**

16.3.2 RS2025-010

**County Road 121 Acquisitions Update**

**Municipal Act, 2001, s 239(2)(c) Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board**

Laura Carnochan, Manager of Realty Services

Christine Oliver, Law Clerk - Realty Services

16.3.3 RS2025-012

**Disposition of Road Allowances Adjacent to 203 Avery Point Road**

**Municipal Act, 2001 s 239(2)(c) Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board**

Christine Oliver, Law Clerk - Realty Services

16.3.4 RS2025-014

**Acquisition of Lands Along Lindsay Street South, Lindsay**

**Municipal Act, 2001 s.239(2)(c) Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board**

Laura Carnochan, Manager of Realty Services

Lucas Almeida, Law Clerk - Realty Services

16.3.5 LGL2025-002

**Nuisance - Beaver Dam - Kagawong Road**

**Municipal Act, 2001 s.239(2)(e) Litigation or Potential Litigation,  
including Matters before Administrative Tribunals, affecting the  
Municipality or Local Board**

**Municipal Act, 2001 s.239(2)(f) Advice that is Subject to Solicitor-Client  
Privilege, including Communications Necessary for that Purpose**

**Robyn Carlson, City Solicitor**

**17. Matters from Closed Session**

**18. Confirming By-Law**

**377 - 377**

By-Law to Confirm the Proceedings of the Regular Council Meeting of  
February 18, 2025

**19. Adjournment**