

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

**PC2025-03**  
**Wednesday, March 5, 2025**  
**1:00 P.M.**  
**Council Chambers**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

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

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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 C. McDonald (Alternate), Councillors T. Richardson and P. Warren, and Committee Member M. Barkwell were in attendance.

Director of Development Services L. Barrie, Director of Engineering and Corporate Assets J. Rojas, Manager of Development Engineering C. Sisson, Supervisor of Development Engineering K. Timms, Deputy Clerk and Recording Secretary J. Watts, and various Dillon Consulting staff members representing the City of Kawartha Lakes were also in attendance.

Absent: Councillor R. Ashmore, and Members P. O'Reilly and J. Willock

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

**PAC2025-019**

**Moved By** Mayor Elmslie

**Seconded By** M. Barkwell

**That** the agenda for the Wednesday, March 5, 2025 Planning Advisory Committee Meeting be adopted as circulated.

**Carried**

Chair A. Veale and Director J. Rojas recognized Manager C. Sisson noting that it was her last Planning Advisory Committee prior to her retirement. They thanked Ms. Sisson for her dedication and service to the municipality, and invited the members of the Committee to her retirement party in the coming weeks.

Manager C. Sisson thanked all for the warm wishes.

Director J. Rojas also announced that K. Timms has accepted the position of Manager of Development Engineering.

**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 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 PLAN2025-018

**Application to Amend the Township of Verulam Zoning By-law 6-87 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher**  
 Robert Wilson, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

#### 3.1.1 Public Meeting

Mr. Wilson confirmed that the required notice was given in accordance with the Planning Act. He summarized the application, explaining that it proposes to rezone a portion of the Subject Lands to permit the use of an existing non-compliant contractor's yard. The property is currently developed with a shed (1,121.7 m<sup>2</sup>) used to store material and equipment for an excavation company. Consistency with the Provincial Planning Statement, and conformity to the Kawartha Lakes Official Plan will be determined upon further review of the application. 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 public comments were received. Staff are recommending that the application be received for information purposes to allow for a subsequent report to the Planning Advisory Committee with a final recommendation. Mr. Wilson 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 spoke as the applicant on behalf of the owner, and stated that this application was due to a municipal law enforcement matter. He noted that the operation of the business has been ongoing for several years, and that the facility would serve the contractor's needs (for storing equipment and cutting stone), and not be open to the public. He made himself available for any questions from the members of the Committee.

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

No persons spoke to the application.

The Public Meeting concluded at 1:16 p.m.

#### 3.1.2 Business Arising from the Public Meeting

**PAC2025-020**

**Moved By** Councillor Richardson

**Seconded By** Councillor Warren

**That Report PLAN2025-018, Application to Amend the Township of Verulam Zoning By-law 6-87 at 96 Kawartha Lakes Road 30, Fenelon Falls (420 Hickory Beach Road) - Fisher, be received for information.**

**Carried**

**4. Deputations**

**4.1 Kevin Duguay, KMD Planning**

Relating to Report PLAN2025-016 (Item 6.1 on the Agenda)

Mr. Duguay spoke as the applicant on behalf of the owner of the property on Item 6.1 on the agenda, and stated that they were agreeable with the recommendation. He noted that they would proceed with the consent application following the completion of the Official Plan and Zoning By-law amendments applications. Mr. Duguay stated that there has been no public comment received on this application, and that the agency comments have been addressed at this time. He made himself available for any questions from the Committee. He concluded by congratulating Ms. Sisson on her upcoming retirement and thanked her for the many years of successful work together.

**PAC2025-021**

**Moved By** Mayor Elmslie

**Seconded By** Councillor Richardson

**That** the deputation of Kevin Duguay, KMD Planning, regarding Report PLAN2025-016 (Item 6.1 on the agenda), be received.

**Carried**

**5. Correspondence**

**6. Regular and Returned Reports**

**6.1 PLAN2025-016**

**Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria**

Amanda-Brea Watson, MCIP, RPP, and Julio Sarti Caldeira, Planning

Technician, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Ms. Watson confirmed that a Public Meeting on this matter was held on January 25, 2025 in accordance with the Planning Act. She summarized the application, explaining that it proposes to amend the City of Kawartha Lakes Official Plan to support a future consent application. The request is to create a special policy that permits lot creation within the Waterfront Designation with a reduced minimum lot area of 4,000 sq. m<sup>2</sup> and a reduced minimum lot width of 31.35 metres on the portion of the Subject Land that is proposed to be severed. The request also includes amendments to the Township of Dalton Zoning By-law 10-77 for both the proposed severed and retained lands. The zoning of the proposed severed parcel would change from the Limited Service Residential Exception One (LSR-1) Zone and from the Rural General (RG) Zone to a Limited Service Residential Holding (LSR (H)) Zone, wherein the holding symbol would be removed once the proposed consent for severance is granted. The zoning of the proposed retained lands would change from the Rural General (RG) Zone to a Rural General Exception 9 Holding (RG-9 (H)) Zone to recognize the reduced minimum lot area for the balance of the land and prohibit further severance. The holding symbol would be removed once the proposed consent for severance is granted. The application is consistent with the Provincial Planning Statement, and conforms to the Kawartha Lakes Official Plan. Ms. Watson 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. Ms. Watson and Ms. Barrie responded to questions from the members of the Committee.

**PAC2025-022**

**Moved By** Mayor Elmslie

**Seconded By** Councillor Richardson

**That** Report PLAN2025-016, **Applications to Amend the City of Kawartha Lakes Official Plan and Township of Dalton Zoning By-law 10-77 at 2475 Housey's Rapids Road, Washago - Faria** be received for information;

**That** an Official Plan Amendment respecting application D01-2024-008, substantially in the form attached as Appendix D to Report PLAN2025-016, be approved and adopted by Council;

**That** a Zoning By-law Amendment respecting application D06-2024-023, substantially in the form attached as Appendix E to Report PLAN2025-016, 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**

**7. Adjournment**

Prior to adjournment, the Chair and Director Barrie noted that they would be bringing forward a verbal update on significant subdivisions in Kawartha Lakes at various stages of approval, at the next Planning Advisory Committee.

**PAC2025-023**

**Moved By** M. Barkwell

**Seconded By** Councillor Warren

**That** the Planning Advisory Committee Meeting adjourn at 1:37p.m.

**Carried**