

The Corporation of the City of Kawartha Lakes

Agenda

Planning Advisory Committee Meeting

PC2025-09

Wednesday, October 8, 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

Le Nguyen

Patrick O'Reilly

Andrew Veale

Jason Willock

Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact AgendaItems@kawarthalakes.ca if you have an accessible accommodation request.

To speak to a **"Public Meeting Report"**, either attend the meeting in person, or participate via Zoom by emailing agendaitems@kawarthalakes.ca and reference the item number in your email by **Wednesday, October 8, 2025 at 12:00 p.m.** To speak to a **"Regular and Returned Report"**, submit a completed [deputation request form](#) by **Monday, October 6, 2025 at 12:00 p.m.** You will then receive instruction from staff on how to participate either by Zoom or in person at the meeting. Anyone may provide written comments on any application by email to clerks@kawarthalakes.ca.

Limited seating in Council Chambers is available in Council Chambers for in-person attendance. Contact the City Clerk's Office at clerks@kawarthalakes.ca or 705-324-9411 ext. 1322 to confirm space, or to request links to participate electronically. Alternatively, access the meeting livestream on the Kawartha Lakes YouTube Channel at <https://www.youtube.com/c/CityofKawarthaLakes> .

1.	Call to Order and Adoption of Agenda	
2.	Declarations of Pecuniary Interest	
3.	Public Meeting Reports	
3.1	PLAN2025-048	4 - 12
	Application to Amend the Township of Somerville Zoning By-law 78-45 at Shadow Lake Road 6, Front Range Pt Lot 63, Geographic Township of Somerville - Shepstone Mark Fishman, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes	
3.1.1	Public Meeting	
3.1.2	Business Arising from the Public Meeting	
	That Report PLAN2025-048, Application to Amend the Township of Somerville Zoning By-law 78-45 at Shadow Lake Road 6, Front Range Pt Lot 63, Geographic Township of Somerville - Shepstone, be received for information.	
3.2	PLAN2025-049	13 - 24
	Applications to Amend the Kawartha Lakes Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline Revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson Raphael Romeral, Dillon Consulting Limited and Amanda-Brea Watson, MCIP, RPP Urban Planners on behalf the City of Kawartha Lakes	
3.2.1	Public Meeting	
3.2.2	Business Arising from the Public Meeting	
	That Report PLAN2025-049, Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson be received for information.	
4.	Deputations	

5. Correspondence
6. Regular and Returned Reports
7. Adjournment

Planning Advisory Committee Report

Report Number:	PLAN2025-048
Meeting Date:	October 8, 2025
Title:	Application to Amend the Township of Somerville Zoning By-law 78-45 at Shadow Lake Road 6, Front Range Pt Lot 63, Geographic Township of Somerville - Shepstone
Description:	Amend the Township of Somerville Zoning By-law 78-45 to rezone the Subject Lands from Rural General (RG) Zone to facilitate development of a single detached dwelling
Type of Report:	Information Report for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Mark Fishman, Urban Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-048, Application to Amend the Township of Somerville Zoning By-law 78-45 at Shadow Lake Road 6, Front Range Pt Lot 63, Geographic Township of Somerville - Shepstone, be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The Applicant is proposing to develop a single detached dwelling on a lot fronting a privately owned and maintained road (Shadow Lake Road 6) in addition to protecting natural heritage features on the Subject Lands¹. An amendment to the Township of Somerville Zoning By-law 78-45 is required to change the Subject Lands from Rural General (RG) Zone to facilitate development of a single detached dwelling.

Owner:	Alan Shepstone
Applicant:	EcoVue Consulting Services Inc. c/o Aditya Srinivas
Property Description²:	Legal Description: Front Range Pt Lot 63, Geographic Township of Somerville, City of Kawartha Lakes ARN#: 165131004012101
Official Plan:	'Rural' in Schedule 'A-7' of the City of Kawartha Lakes Official Plan
Zoning By-law:	'Rural General (RG)' Zone ('Schedule A') in the Township of Somerville Zoning By-law 78-45 (Amended by By-law 96-14)
Lot Area:	4.67 hectares (approximately 11.5 acres)
Servicing:	Privately owned/operated individual well, private individual septic system, ditches/swales
Access:	Private (Shadow Lake Road 6)
Existing Uses:	Vacant Lands
Adjacent Uses:	North: Rural East: Rural South: Rural, Waterfront Residential West: Waterfront Residential, Waterbody (Shadow Lake)

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

Application Process:

The Planning Division received the application submission package on August 20, 2025 which included the following reports and plans in support of the application:

- Cover Letter for Zoning By-law Amendment Application, prepared by EcoVue Consulting Services Inc. c/o Aditya Srinivas, dated July 16, 2025;
- Sketch of Proposed House and Septic/Sewage System Diagram, prepared by Rick Trotter, dated May 2, 2025;
- Application Form for Zoning By-law Amendment, prepared by EcoVue Consulting Services Inc. c/o Aditya Srinivas, received July 18, 2025;
- Conceptual Site Plan Layout including Constraints Mapping, prepared by EcoVue Consulting Services Inc., dated June 6, 2025;
- Planning Brief Letter, prepared by EcoVue Consulting Services Inc. c/o Aditya Srinivas, dated June 23, 2025; and
- Stage 1 & 2 Archaeological Assessment, prepared by Archaeological Consultants Canada c/o Kristy O'Neal, dated May 22, 2025.

Staff deemed the application 'complete' under the requirements of the Planning Act on August 26, 2025, and initiated Agency consultation on August 29, 2025 with a requested review period of the application submission package by September 12, 2025. All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the application through circulation of the Notice of Public Meeting on September 15, 2025.

Staff are working with the applicant to address the deficiencies within the initial application as it relates to Planning review comments relative to the Zoning By-law Amendment. Staff note the applicant's proposal to rezone part of the lands as 'Environmental Protection (EP) zone' and require further clarification to appropriately address the natural features. Once these matters have been addressed the application can be returned to the Planning Advisory Committee.

Application Review³:

Planning staff is reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Any change to the Official Plan must be consistent with applicable provincial policies, and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments that may have an interest in the application. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to the Planning Advisory Committee.

Other Alternatives Considered:

This ZBA Application was provided a Pre-Consultation Exemption, dated December 5, 2024. The development proposal to construct a single detached dwelling with driveway access from Shadow Lake Road 6 has not been revised and remains the same.

Conclusion:

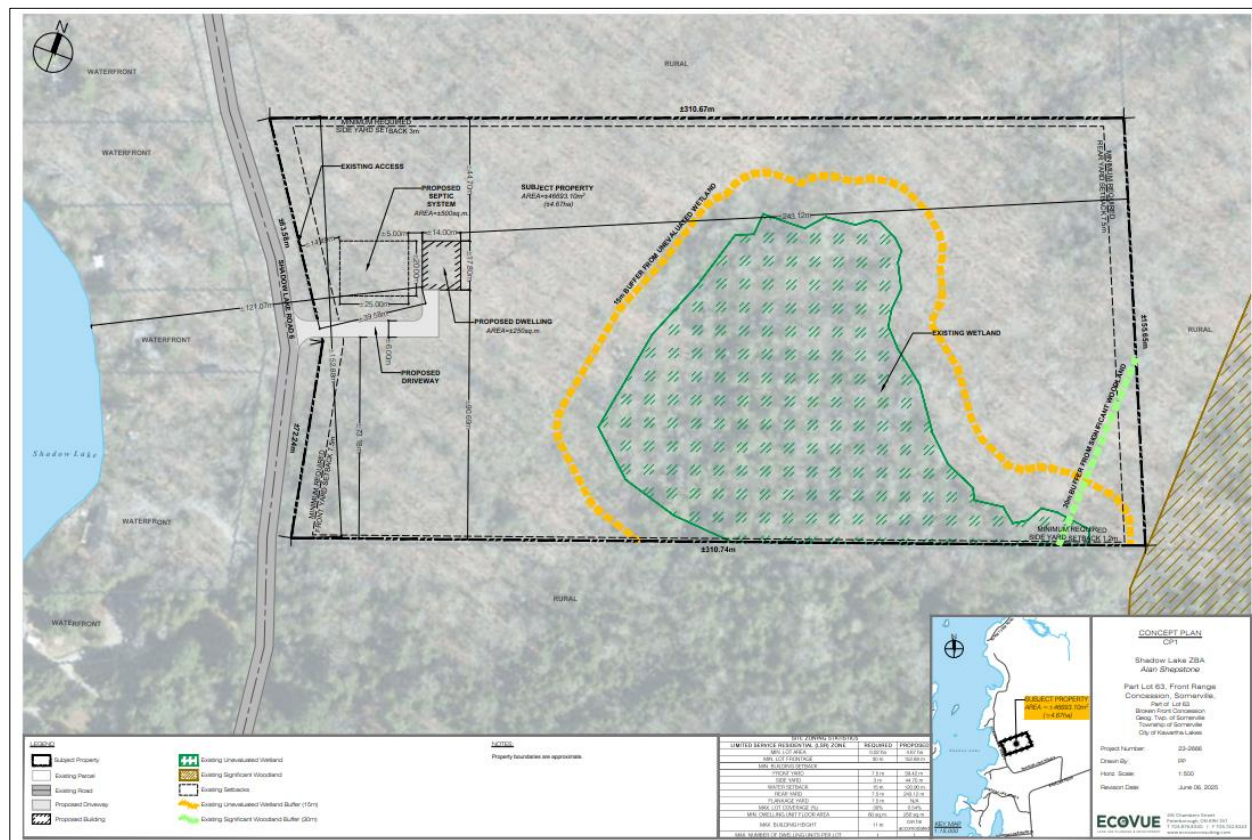
Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

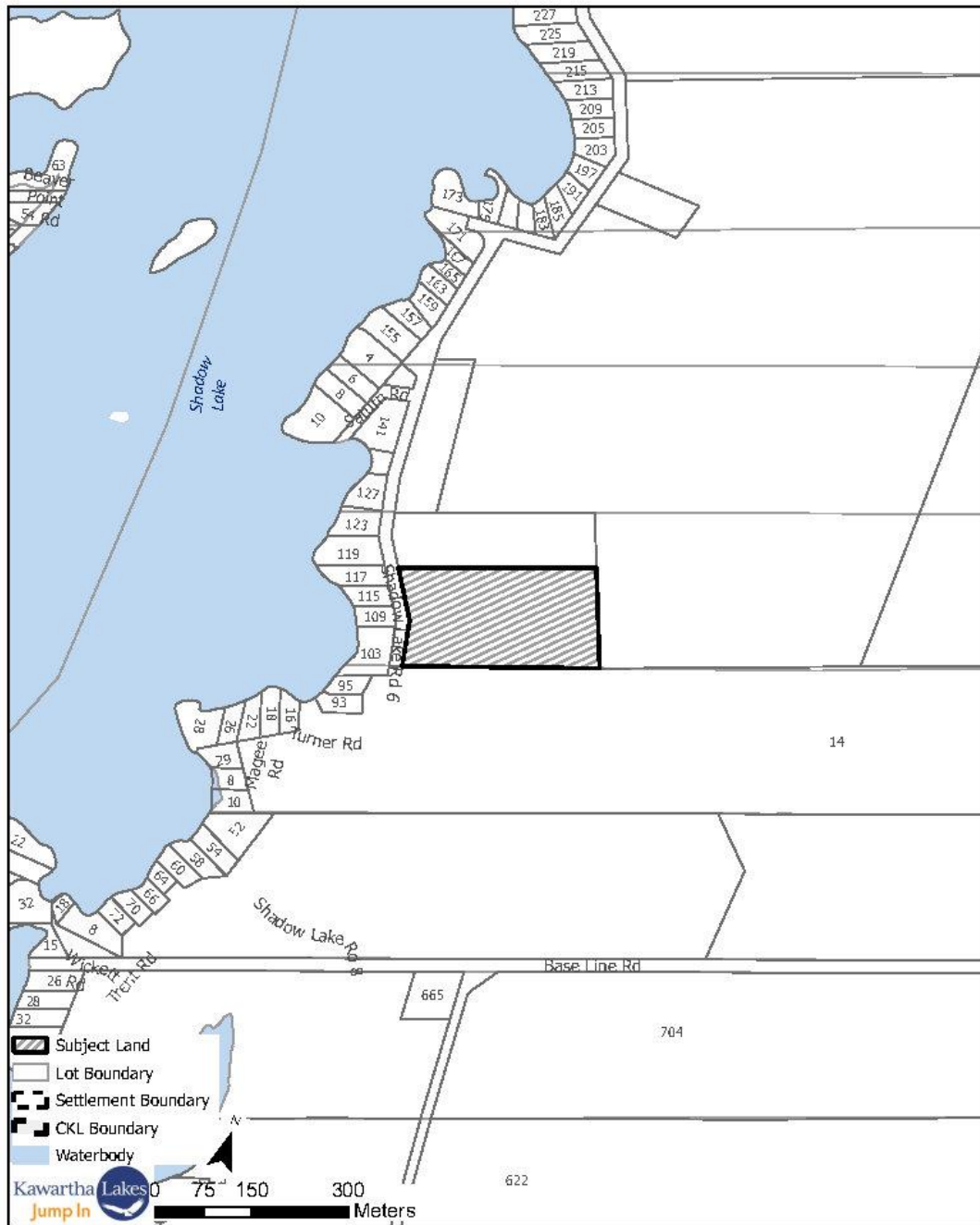
Department File: D06-2025-013

Schedule 1 – Proposed Concept Plan



Schedule 2 – Site Mapping

Location Map



September 11, 2025

Boundaries delineated in this map are approximate only. Refer to registered survey for legal boundaries.

SRQ-33325

D06-2025-013

Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

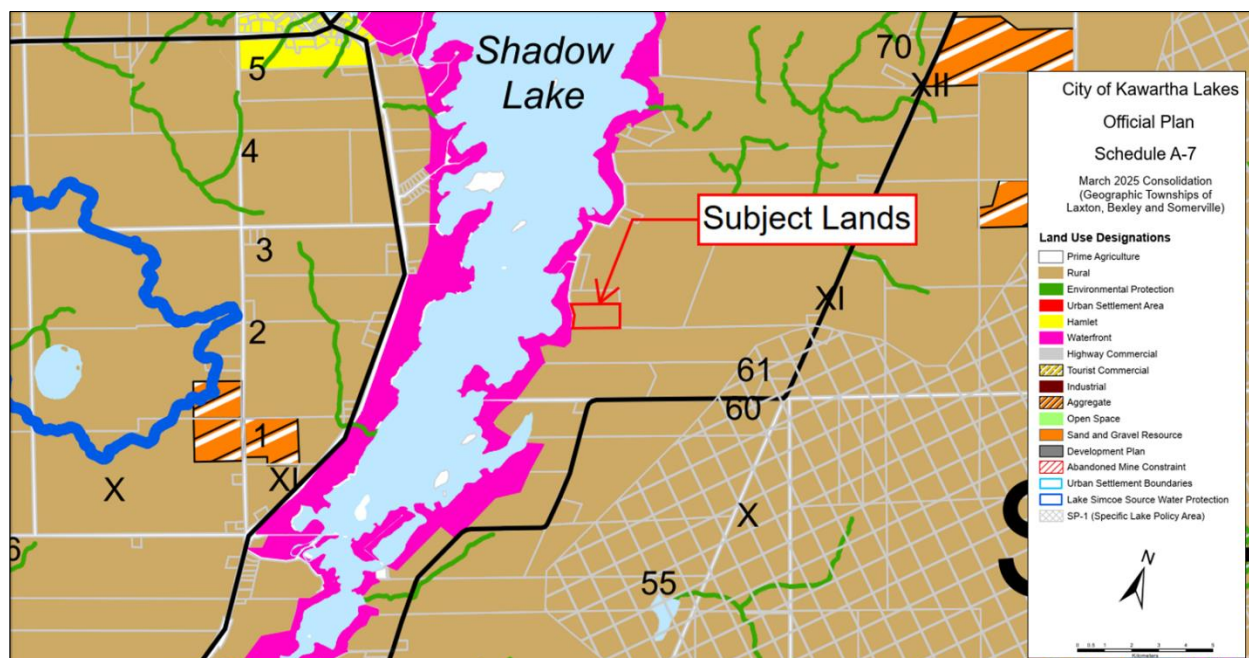
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

City of Kawartha Lakes Official Plan

The Official Plan is the City's policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law.

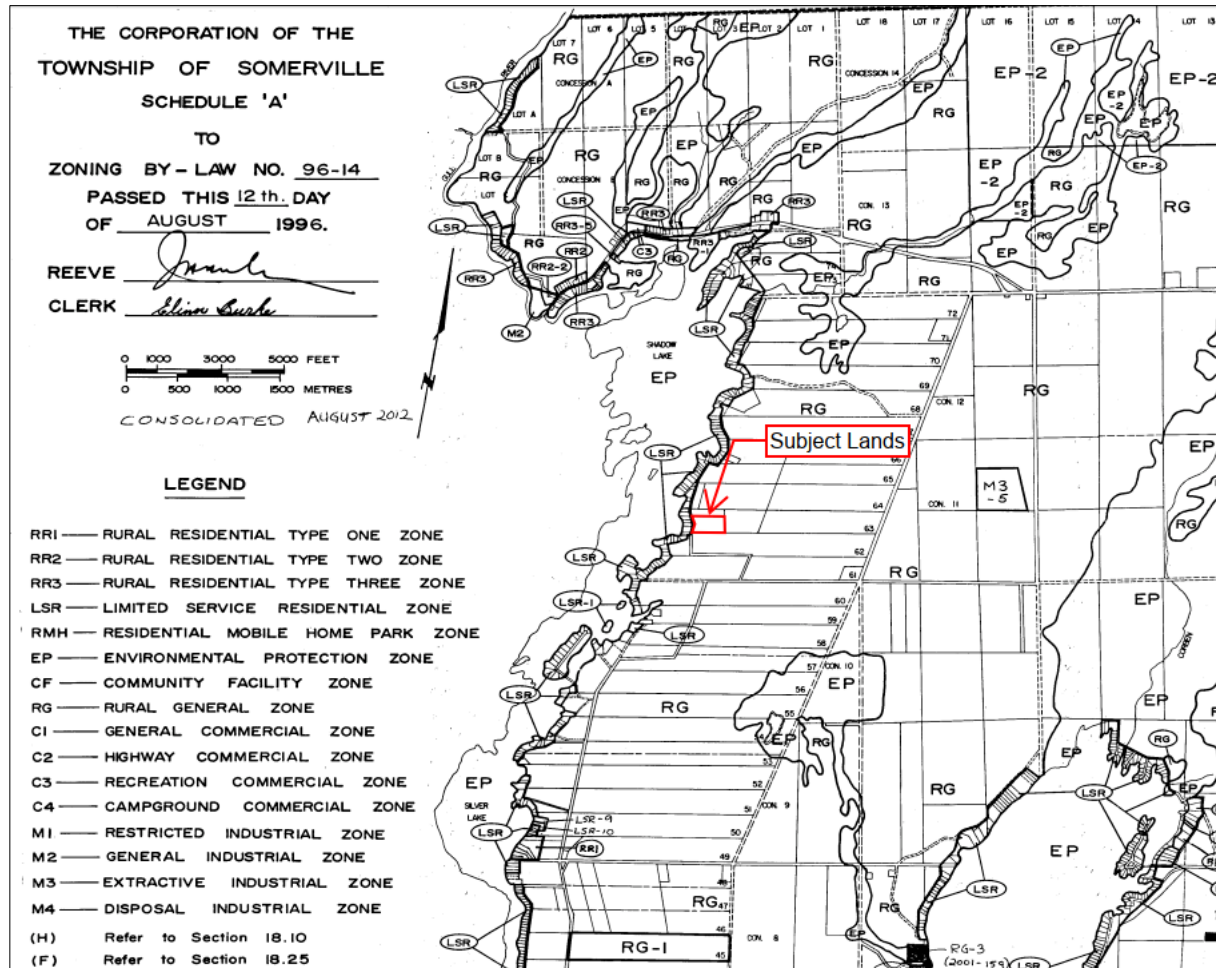
The Subject Lands are within the 'Rural' designation on Schedule A-7 of the City of Kawartha Lakes Official Plan as indicated on the following schedule:



Township of Somerville Zoning By-Law 78-45

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The Subject Lands are zoned 'Rural General (RG)' Zone as indicated on the following schedule:



Planning Advisory Committee Report

Report Number:	PLAN2025-049
Meeting Date:	October 8, 2025
Title:	Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson
Description:	Applications to update the subdivision's lots, road layout and a reduction in residential units from up to 1,011 to 987 to facilitate an increase in commercial uses
Type of Report:	Information Report for the purposes of the statutory Public Meeting under sections 17 & 34 of the Planning Act, RSO 1990, chapter P.13
Author and Title:	Raphael Romeral, Dillon Consulting Limited and Amanda-Brea Watson, MCIP, RPP Urban Planners on behalf the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-049, Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The applicant is seeking to revise a previously draft approved Plan of Subdivision for the Tribute South Lands in Lindsay. The proposal reconfigures lots within the subdivision, road layout and a reduction in residential units from up to 1,011 to 987 to facilitate an increase in commercial uses¹. Both an Official Plan and Zoning By-law Amendment are required to facilitate the proposed redline revisions to re-designate part of the lands from "General Commercial" to "Residential" and concurrently expand the "General Commercial" designation area. Correspondingly, the zoning changes will align the zoning map with the new lot pattern and amend the commercial zone provisions to add uses such as a 'department store'.

Owner:	Tribute (Lindsay 1) Limited c/o Paul Watson
Applicant:	The Biglieri Group c/o Michael Testaguzza
Property Description²:	Legal Description: Part Lots 23 & 24 Concession 4, Former Town of Lindsay ARN#: 165101000389797; 165101000388611; and 165101000389796
Official Plan:	'Urban Settlement Area' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan; 'Residential'; 'Parks and Open Space'; 'Institution and Community Facilities'; 'Commercial'; and 'Drain/Jennings Creek Floodplain Area' in Schedule 'F-1' in the Lindsay Secondary Plan
Zoning By-law:	'Residential Two Special 39 (R2-S39) Zone'; 'Residential Three Special 24 (R3-S24) Zone'; 'Residential Three Special 25 (R3-S25) Zone'; 'Residential Multiple One Special 26 (RM1-S26) Zone'; 'Residential Multiple One Special 27 (RM1 - 527) Zone'; 'Residential Multiple Two Special 25 (RM2-S25) Zone'; 'Community Facility Special 9 (CF-S9) Zone'; 'Community Facility (CF) Zone'; 'Parks and Open Space (OS) Zone'; 'Parks and Open Space Special 9 (OS-S9) Zone'; and 'General Commercial Special 14 (GC-14) Zone' on Schedule 'A' of the Town of Lindsay Zoning By-law Number 2000-75

¹ See Schedule 1 – Proposed Concept Plan

² See Schedule 2 – Site Mapping

Owner:	Tribute (Lindsay 1) Limited c/o Paul Watson
Lot Area:	73.57 hectares (181.79 acres)
Servicing:	Municipal Water; Sanitary Sewers; and Storm sewers
Access:	Provincial: Highway 35 Collector: Sylvester Drive & McKay Avenue
Existing Uses:	Future Development Lands
Adjacent Uses:	North: Future Development - Tribute North
	East: Low Density Residential; Angeline Street North
	South: Low and Medium Density Residential; Sugarwood Subdivision; Colborne Street West
	West: Highway 35; Kawartha Lakes Municipal Airport; Agricultural

Application Process:

The Planning Division received the application submission package on August 20, 2025, which included the following reports and plans in support of the application:

- Application Cover Letter, prepared by Tribute Communities, dated July 28, 2025
- Application Forms, prepared by The Biglieri Group, dated June 12, 2025
- Planning Rationale Report (update), prepared by The Biglieri Group, dated July 2025
- Draft Plan of Subdivision, prepared by The Biglieri Group, dated June 16, 2025
- Master Phasing Plan (update), prepared by The Biglieri Group, dated June 10, 2025
- Draft Official Plan Amendment, prepared by The Biglieri Group, dated July 2, 2025
- Draft Zoning By-law Amendment, prepared by The Biglieri Group, dated July 2, 2025
- Retail Market Analysis Study (update), prepared by Parcel Economics Inc., dated June 23, 2025
- Traffic Impact Study Report (update), prepared by Dillon Consulting Limited, dated July 2025

- Traffic Impact Study Appendix (update), prepared by Dillon Consulting Limited, dated July 2025
- A Functional Servicing Study (update), prepared by Dillon Consulting Limited., dated July 2025
- Commercial Site Plan, prepared by Petroff Partnership Architects, dated April 30, 2025
- Urban Design Brief (update), prepared by MBTW Group, dated June 2025
- Noise Report (update), prepared by YCA Engineering Limited, dated July 2025

Staff deemed the applications 'complete' under the requirements of the Planning Act on August 21, 2025 and initiated Agency consultation on August 21, 2025 with a requested review period of the application submission package by September 23, 2025. All reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. The public has been notified of the applications through circulation of the Notice of Public Meeting on September 17, 2025.

Due to the technical nature of the applications, a peer review of the Traffic Impact Study is needed. RJ Burnside Inc. has been engaged to conduct the peer review. The applicant and staff are currently engaged in a collaborative process to address the various deficiencies noted in the initial application, including the need for additional details to demonstrate alignment with the Lindsay Secondary Plan, and to respond to comments received during the agency review period. Upon the successful resolution of these matters, the applications will be returned to the Planning Advisory Committee for further consideration and a formal recommendation. In parallel with this process, a Peer Review of the Traffic Impact Study (TIS) has been initiated. Additionally, staff have been informed that a Site Plan Application is being prepared to supplement the proposed changes.

Application Review³:

Planning staff is reviewing the application submission package including the Planning Justification Report that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Planning Statement, 2024), and conformity with the City of Kawartha Lakes Official Plan and applicable Zoning By-law.

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Any change to the Official Plan must be consistent with applicable provincial policies and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the underlying Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments which may have an interest in the application. As of the date of this report, no public comments have been received. A comprehensive summary of all written and verbal submissions, including feedback gathered at the Public Meeting, will be incorporated into the subsequent Recommendation Report for the Planning Advisory Committee.

Other Alternatives Considered:

This submission is a revision of a previously approved project in 2023 under City Files D01-2022-004, D06-2022-012, and D05-2022-002 (16T-22502).

Conclusion:

Staff will return to the Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

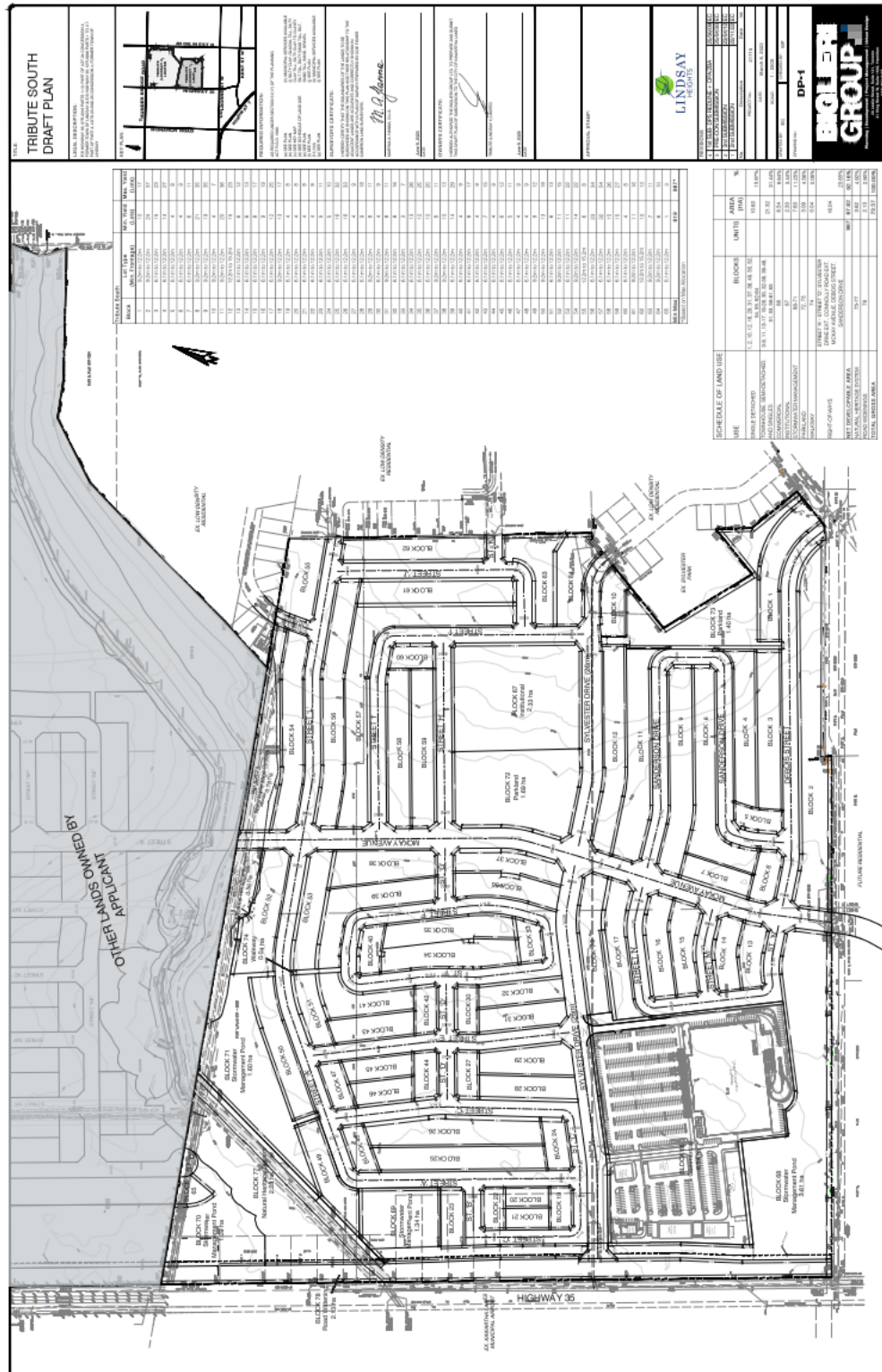
Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

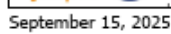
Department File: D01-2025-002; D06-2025-011; and D06-2025-019

Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson
Page 6 of 11

Schedule 1 – Proposed Concept Plan



Location Map



SRQ-33325
D01-2025-002

Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson

Aerial Map



Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

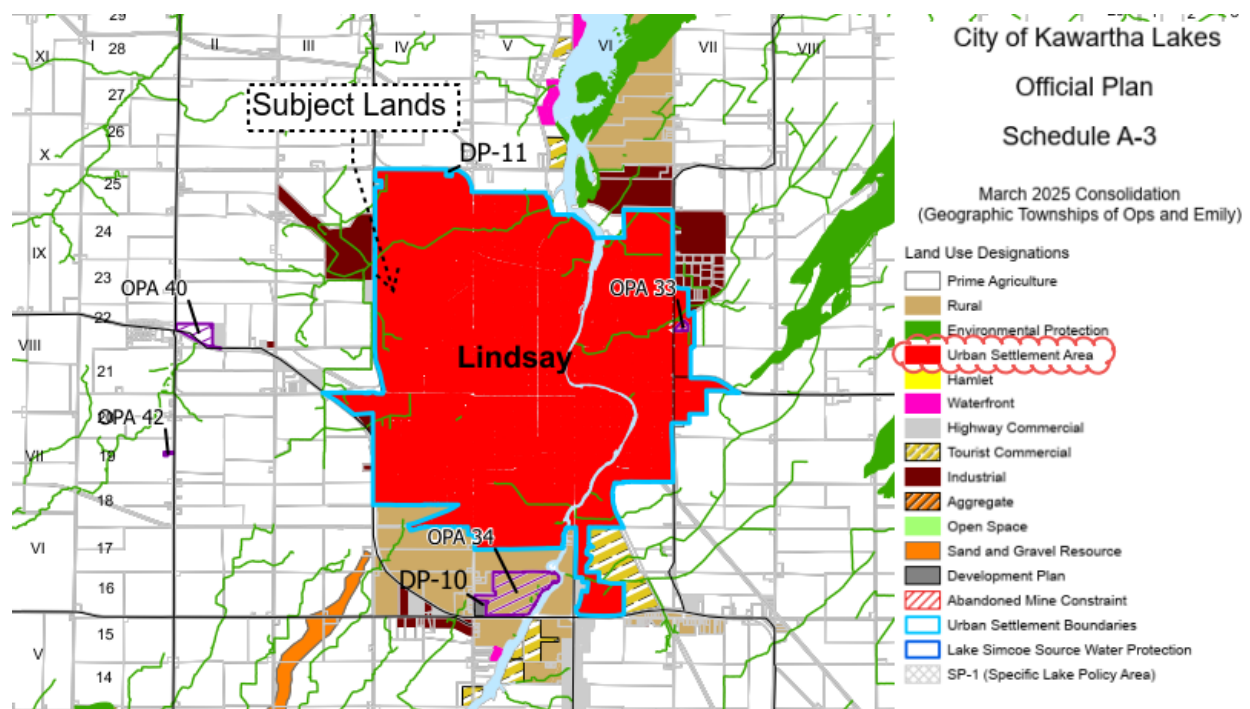
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents.

City of Kawartha Lakes Official Plan

The Official Plan is the City's policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law.

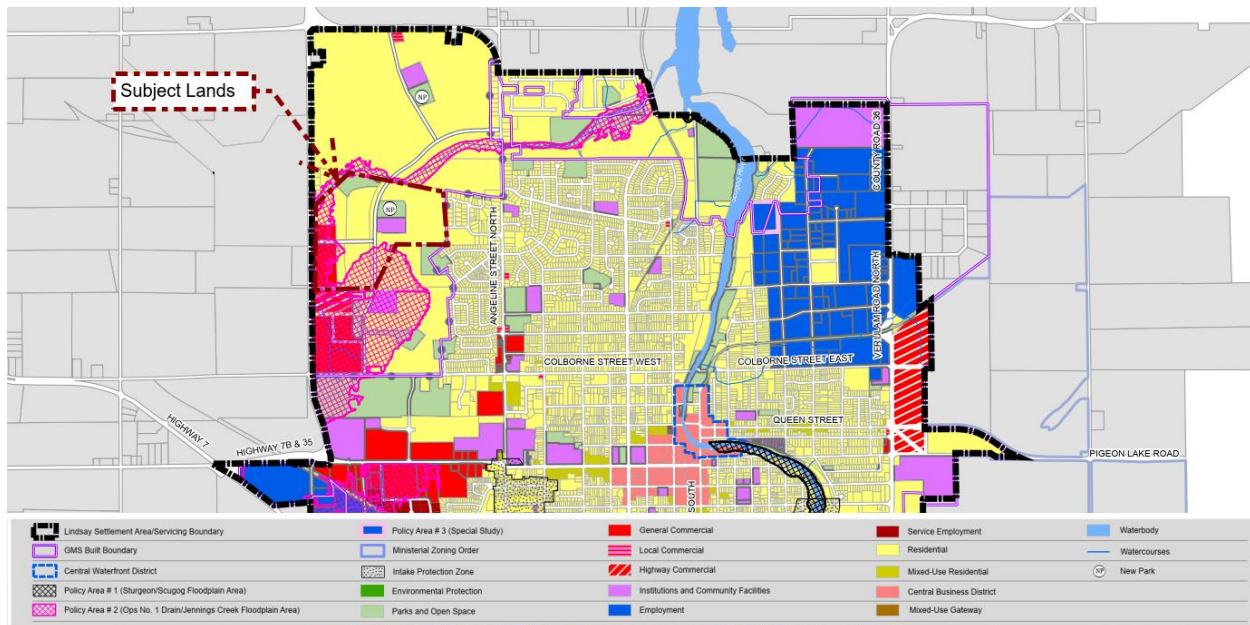
The lands are within the 'Urban Settlement Area' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan.



Applications to Amend the Official Plan and the Town of Lindsay Zoning By-law 2000-75 with Redline revision to Draft Approved Plan of Subdivision at Tribute South Lands, Part Lots 23 & 24 Concession 4, Former Town of Lindsay - Tribute (Lindsay 1) Limited c/o Paul Watson

Page 10 of 11

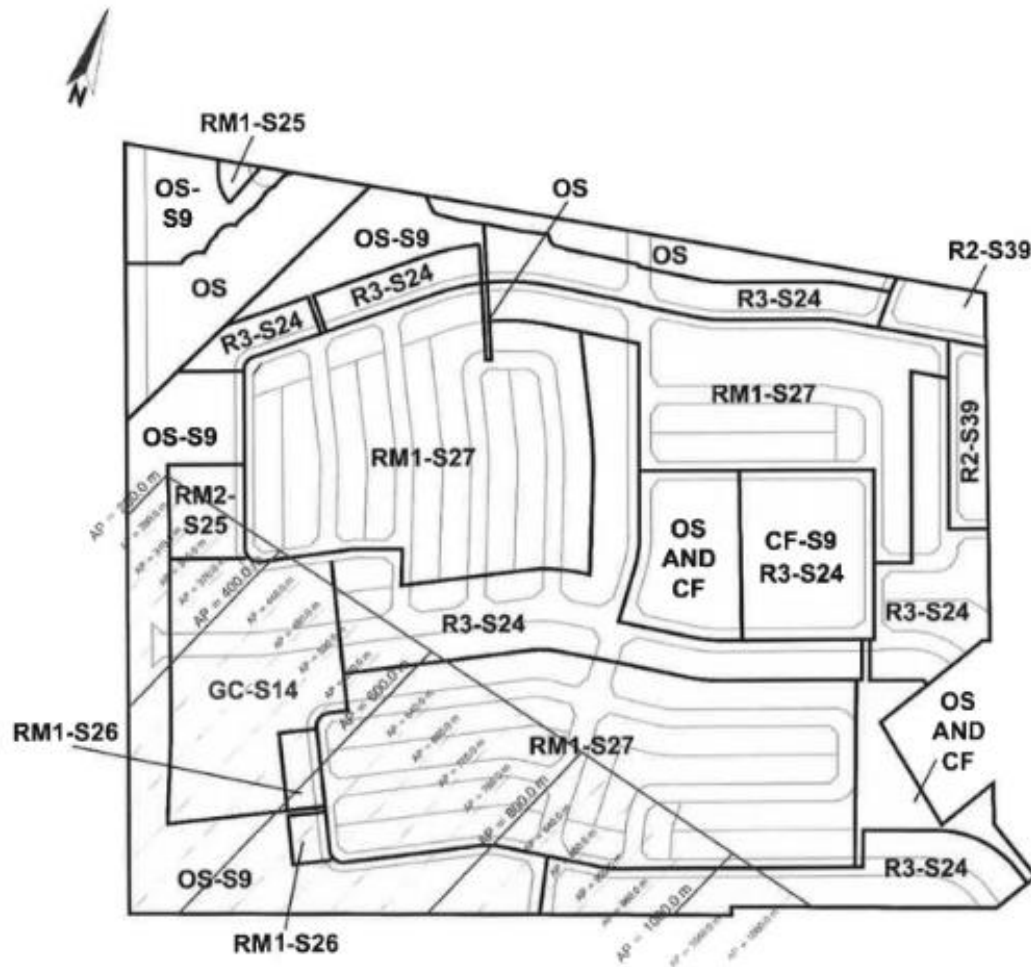
The lands are also subject to the Lindsay Secondary Plan which designates the lands as 'Residential'; 'Parks and Open Space'; 'Institution and Community Facilities'; and Commercial in Schedule 'F-1' of the Lindsay Secondary Plan.

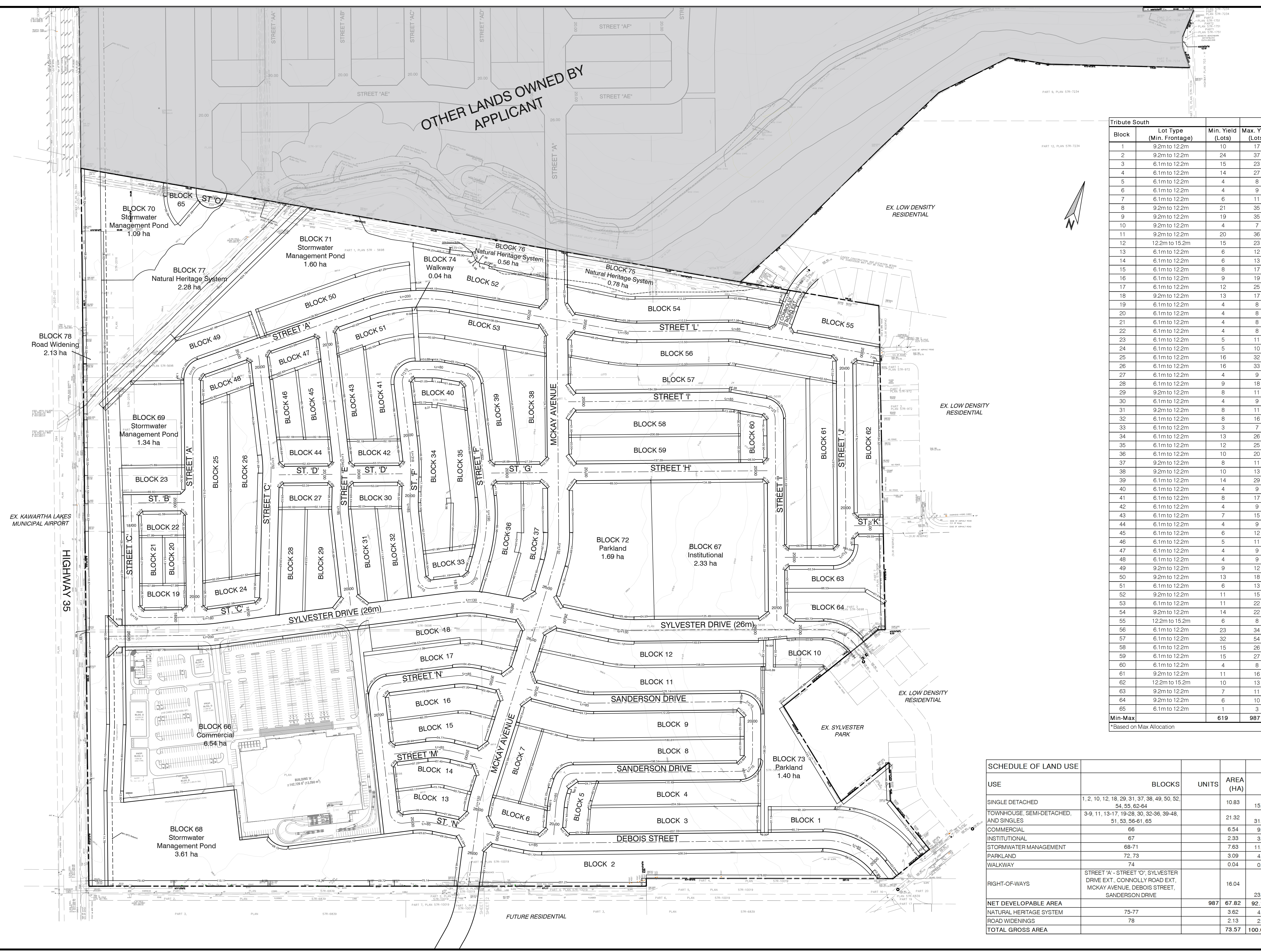


Town of Lindsay Zoning By-Law 2000-75

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The lands are zoned 'Residential Two Special 39 (R2-S39) Zone', 'Residential Three Special 24 (R3-S24) Zone', 'Residential Three Special 25 (R3-S25) Zone', 'Residential Multiple One Special 26 (RM1-S26) Zone', 'Residential Multiple One Special 27 (RM1-S27) Zone', 'Residential Multiple Two Special 25 (RM2-S25) Zone', 'Community Facility Special 9 (CF-S9) Zone', 'Community Facility (CF) Zone', 'Parks and Open Space (OS) Zone', 'Parks and Open Space Special 9 (OS-S9) Zone', and 'General Commercial Special 14 (GC-14) Zone' as indicated in the following schedule:





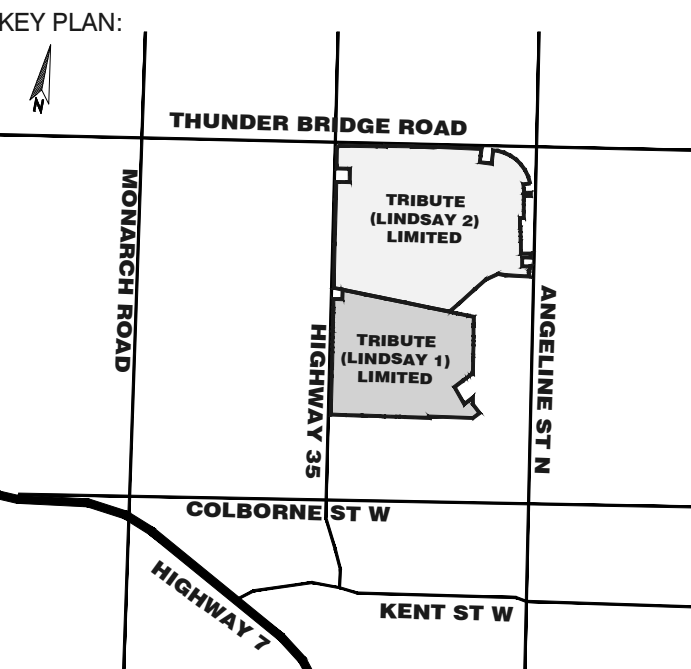
Tribute South			
Block	Lot Type (Min. Frontage)	Min. Yield (Lots)	Max. Yield (Lots)
1	9.2m to 12.2m	10	17
2	9.2m to 12.2m	24	37
3	6.1m to 12.2m	15	23
4	6.1m to 12.2m	14	27
5	6.1m to 12.2m	4	8
6	6.1m to 12.2m	4	9
7	6.1m to 12.2m	6	11
8	9.2m to 12.2m	21	35
9	9.2m to 12.2m	19	35
10	9.2m to 12.2m	4	7
11	9.2m to 12.2m	20	36
12	12.2m to 15.2m	15	23
13	6.1m to 12.2m	6	12
14	6.1m to 12.2m	6	13
15	6.1m to 12.2m	8	17
16	6.1m to 12.2m	9	19
17	6.1m to 12.2m	12	25
18	9.2m to 12.2m	13	17
19	6.1m to 12.2m	4	8
20	6.1m to 12.2m	4	8
21	6.1m to 12.2m	4	8
22	6.1m to 12.2m	4	8
23	6.1m to 12.2m	5	11
24	6.1m to 12.2m	5	10
25	6.1m to 12.2m	16	32
26	6.1m to 12.2m	16	33
27	6.1m to 12.2m	4	9
28	6.1m to 12.2m	9	18
29	9.2m to 12.2m	8	11
30	6.1m to 12.2m	4	9
31	9.2m to 12.2m	8	11
32	6.1m to 12.2m	8	16
33	6.1m to 12.2m	3	7
34	6.1m to 12.2m	13	26
35	6.1m to 12.2m	12	25
36	6.1m to 12.2m	10	20
37	9.2m to 12.2m	8	11
38	9.2m to 12.2m	10	13
39	6.1m to 12.2m	14	29
40	6.1m to 12.2m	4	9
41	6.1m to 12.2m	8	17
42	6.1m to 12.2m	4	9
43	6.1m to 12.2m	7	15
44	6.1m to 12.2m	4	9
45	6.1m to 12.2m	6	12
46	6.1m to 12.2m	5	11
47	6.1m to 12.2m	4	9
48	6.1m to 12.2m	4	9
49	9.2m to 12.2m	9	12
50	9.2m to 12.2m	13	18
51	6.1m to 12.2m	6	13
52	9.2m to 12.2m	11	15
53	6.1m to 12.2m	11	22
54	9.2m to 12.2m	14	22
55	12.2m to 15.2m	6	8
56	6.1m to 12.2m	23	34
57	6.1m to 12.2m	32	54
58	6.1m to 12.2m	15	26
59	6.1m to 12.2m	15	27
60	6.1m to 12.2m	4	8
61	9.2m to 12.2m	11	16
62	12.2m to 15.2m	10	13
63	9.2m to 12.2m	7	11
64	9.2m to 12.2m	6	10
65	6.1m to 12.2m	1	3
Min-Max		619	987*

*Based on Max Allocation

SCHEDULE OF LAND USE				
USE	BLOCKS	UNITS	AREA (HA)	%
SINGLE DETACHED	1, 2, 10, 12, 18, 29, 31, 37, 38, 49, 50, 52, 54, 55, 62-64		10.83	15.97%
TOWNHOUSE, SEMI-DETACHED, AND SINGLES	3-9, 11, 13-17, 19-28, 30, 32-36, 39-48, 51, 53, 56-61, 65		21.32	31.44%
COMMERCIAL	66		6.54	9.64%
INSTITUTIONAL	67		2.33	3.44%
STORMWATER MANAGEMENT	68-71		7.63	11.25%
PARKLAND	72, 73		3.09	4.56%
WALKWAY	74		0.04	0.06%
RIGHT-OF-WAYS	STREET 'A', STREET 'O', SYLVESTER DRIVE EXT., CONNOLLY ROAD EXT., MCKAY AVENUE, DEBOIS STREET, SANDERSON DRIVE		16.04	23.65%
NET DEVELOPABLE AREA		987	67.82	92.18%
NATURAL HERITAGE SYSTEM	75-77		3.62	4.92%
ROAD WIDENINGS	78		2.13	2.90%
TOTAL GROSS AREA			73.57	100.00%

TRIBUTE SOUTH DRAFT PLAN

LEGAL DESCRIPTION:
E/5 HIGHWAY 35; 57R-2016 PARTS 1-13; PART OF LOT 24 CONCESSION 4, FORMER TOWN OF LINDSAY & E/5 HIGHWAY 35; 57R-5608 PARTS 1 TO 37 PART OF PART 4; LOTS 23 AND 25 CONCESSION 4, FORMER TOWN OF LINDSAY



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:
(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) MUNICIPAL SERVICES AVAILABLE
(i) SILTY CLAY, GLACIAL TILL, SILTY CLAY TILL, SILTY CLAY TO CLAYEY SILT TILL, SILTY SAND TILL, SILT, SAND TILL, SAND, GRAVEL
(j) SEE PLAN
(k) SEE PLAN
(l) SEE PLAN

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY COE FISHER CAMERON LAND SURVEYORS.
M.A. Jarma
MARYNA A. HANNA, O.L.S.

June 9, 2025
DATE

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF KAWARTHA LAKES
[Signature]
TRIBUTE (LINDSAY 1) LIMITED

June 9, 2025
DATE

APPROVAL STAMP:



REVISIONS		
4	1st SUB- DPS REDLINE + OPA/ZBA	25/06/09 EC
3	PRE-CON SUBMISSION	25/04/30 EC
2	3rd SUBMISSION	23/04/12 EC
1	2nd SUBMISSION	22/11/22 EC
No.	Description	Date Int.
PROJECT No.: 21715		
DATE: March 8, 2022		
SCALE: 1 : 2000		
DRAFTED BY: EC	CHECKED BY: MP	
DRAWING No.: DP-1		

BIGLIERI GROUP
Planning | Development | Project Management | Urban Design
20 Leslie Street, Suite 121, Toronto
21 King Street W, Suite 1602, Hamilton
(416) 693-9185
thebiglierigroup.com