

The Corporation of the City of Kawartha Lakes

Agenda

Planning Advisory Committee Meeting

PC2025-10

Wednesday, November 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

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, November 5, 2025 at 12:00 p.m.** To speak to a **"Regular and Returned Report"**, submit a completed [deputation request form](#) by **Monday, November 3, 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	PLAN2025-050	3 - 13
	Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 87 Adelaide Street N., Lindsay - 17015381 Canada Corp. Julio Sarti Caldeira, 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 PLAN2025-050, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 87 Adelaide Street N., Lindsay - 17015381 Canada Corp. be received for information.	
3.2	PLAN2025-052	14 - 27
	Application to Amend the Town of Lindsay Zoning By-law 2000-75 at Vacant Lands on Logie Street, Lindsay – Gray Jay Developments Timothy Gouveia, RPP MCIP, Planner on behalf the City of Kawartha Lakes	
3.2.1	Public Meeting	
3.2.2	Business Arising from the Public Meeting	
	That Report PLAN2025-052, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at Vacant Lands on Logie Street, Lindsay – Gray Jay Developments be received for information.	
4.	Deputations	
5.	Correspondence	
6.	Regular and Returned Reports	
7.	Adjournment	



Planning Advisory Committee Report

Report Number:	PLAN2025-050
Meeting Date:	November 5, 2025
Title:	Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 87 Adelaide St. N. Lindsay - 17015381 Canada Corp.
Description:	Rezone the Subject Land at Plan 1, Block E, part of Lot 15, part of Lot 16, from the Mixed Residential Commercial (MRC) Zone to a site specific Mixed Residential Commercial (MRC-XX) Exception Zone to include Medical Office in the list of permitted uses and to address parking requirements
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:	Julio Sarti Caldeira, Planner, Dillon Consulting Limited on behalf of the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-050, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at 87 Adelaide St. N. Lindsay - 17015381 Canada Corp. be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The applicant is seeking to rezone the Subject Lands to permit a medical office on the second floor and a pharmacy on the ground level of an existing building located on the property, currently used as a hair salon. A pharmacy is an allowed use on this site, but a medical office is not permitted under the current zoning. The available parking does not meet the requirements for the proposed change of use¹. An amendment to the Town of Lindsay Zoning By-law 2000-75 is required to change the Mixed Residential Commercial (MRC) Zone in order to facilitate the proposal.

Owner:	17015381 Canada Corp.
Applicant:	TD Consulting Inc. c/o Tom DeBoer
Property Description²:	Legal Description: Plan 1, Block E, part of Lot 15, part of Lot 16, Geographic Town of Lindsay, City of Kawartha Lakes Municipal Address: 87 Adelaide Street North, Lindsay
Official Plan:	'Urban Settlement Area' in Schedule 'A-3' of the City of Kawartha Lakes Official Plan; and 'Mixed-Use Residential' in Schedule 'F-1' of the Lindsay Secondary Plan
Zoning By-law:	'Mixed Residential Commercial' in the Town of Lindsay Zoning By-law 2000-75
Lot Area:	1,254.9 m ² (13,507.6 ft ²)
Servicing:	Municipal Water; Sanitary Sewers; and Storm Sewers
Access:	Municipal – Local (Adelaide Street North)
Existing Uses:	Hair Studio
Adjacent Uses:	North: Single-detached residential East: Single-detached residential South: Single-detached residential, commercial West: Single-detached residential, apartment building, place of worship

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 8, 2025 which included the following reports and plans in support of the application:

- Zoning By-law Amendment Application, prepared by TD Consulting Inc, dated June 20, 2025;
- Proposed Site Plan, prepared by TD Consulting Inc, dated June, 2025;
- Planning Justification Letter, prepared by TD Consulting Inc, dated August 7, 2025.

Staff deemed the application 'complete' under the requirements of the Planning Act on August 28, 2025, and initiated Agency consultation on August 28, 2025, with a requested review period of the application submission package by September 11, 2025. All of the reports and plans submitted have been circulated to the applicable agencies and City Departments for review and comment. A revised Planning Justification Letter was submitted on September 19, 2025. The public has been notified of the application through circulation of the Notice of Public Meeting on October 16, 2025.

Staff are working with the applicant to address zoning deficiencies within the revised Planning Justification Letter for compliance with parking standards relative to the new uses proposed, and any other deficiencies identified through the zoning examination. In the planning review, staff determined that there is additional information required from the applicant to confirm compliance with the parking spaces needed for the proposed combined uses. Once these matters have been addressed, the application can return to PAC with a recommendation.

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.

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.

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was conducted through newspaper advertisement as Canada Post is striking as of the date of this report, creating uncertainty for Staff's ability to effectively circulate to persons within a 120-metre radius. Agencies and City Departments which may have an interest in the application were notified by email. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

Other Alternatives Considered:

A Pre-consultation application process was deemed unnecessary for the proposed development given no site alteration is being proposed, and the negligible impact on the operations of other City Departments and external agencies.

Conclusion:

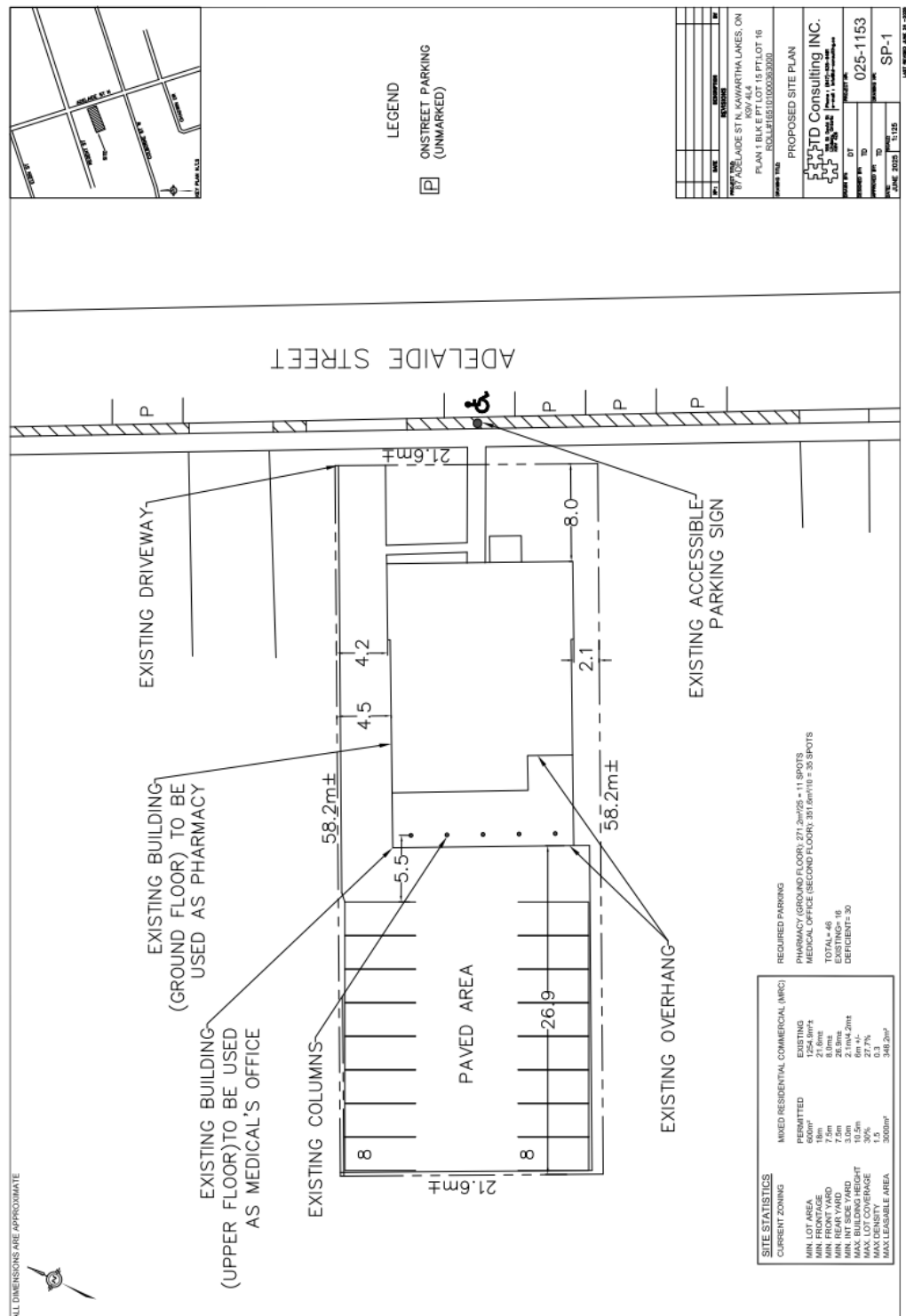
Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

Department Head: Leah Barrie, Director of Development Services

Department Head email: lbarrie@kawarthalakes.ca

Department File: D06-2025-012

Schedule 1 – Proposed Concept Plan

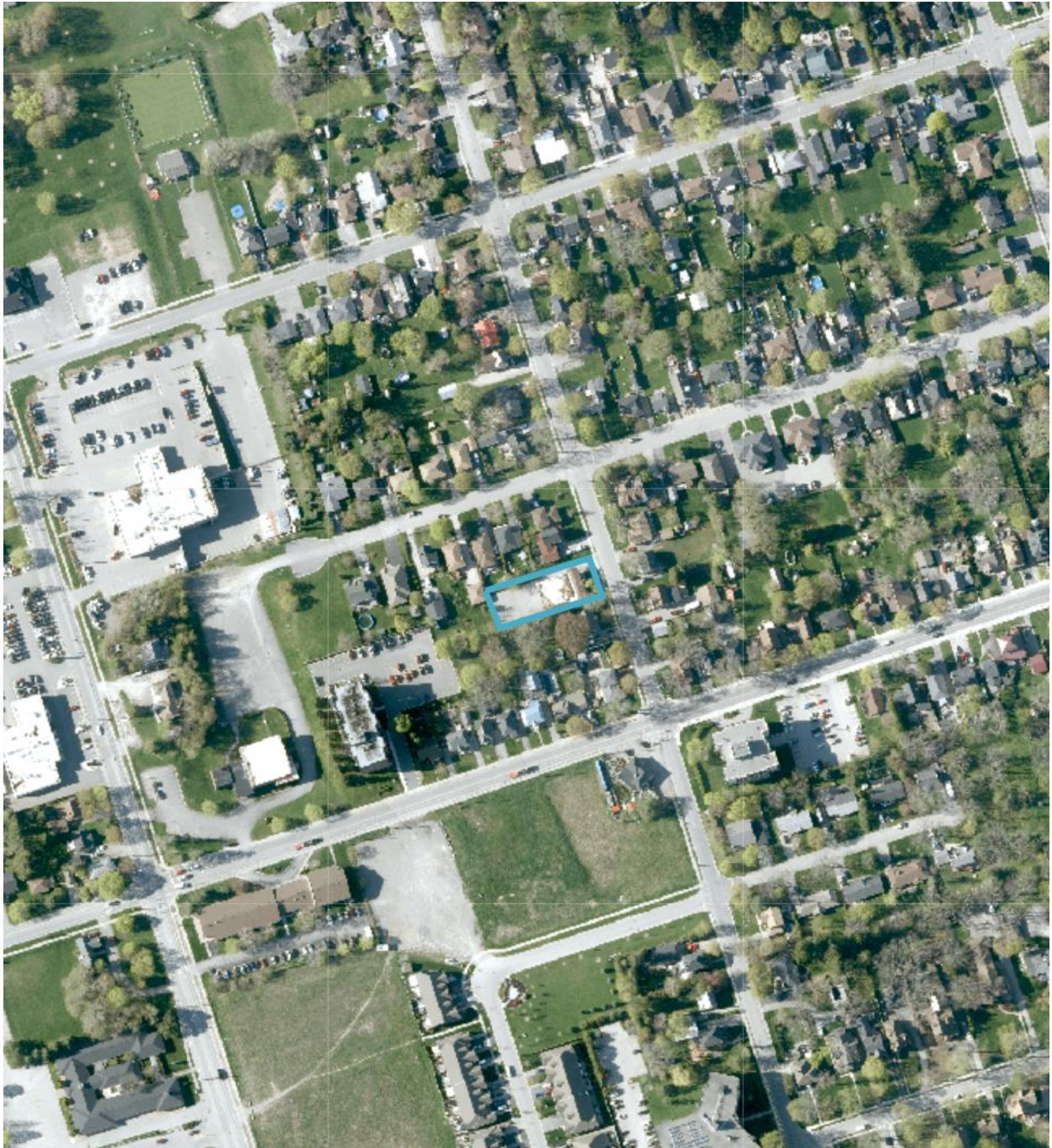


Schedule 2 – Site Mapping

Location Map



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.

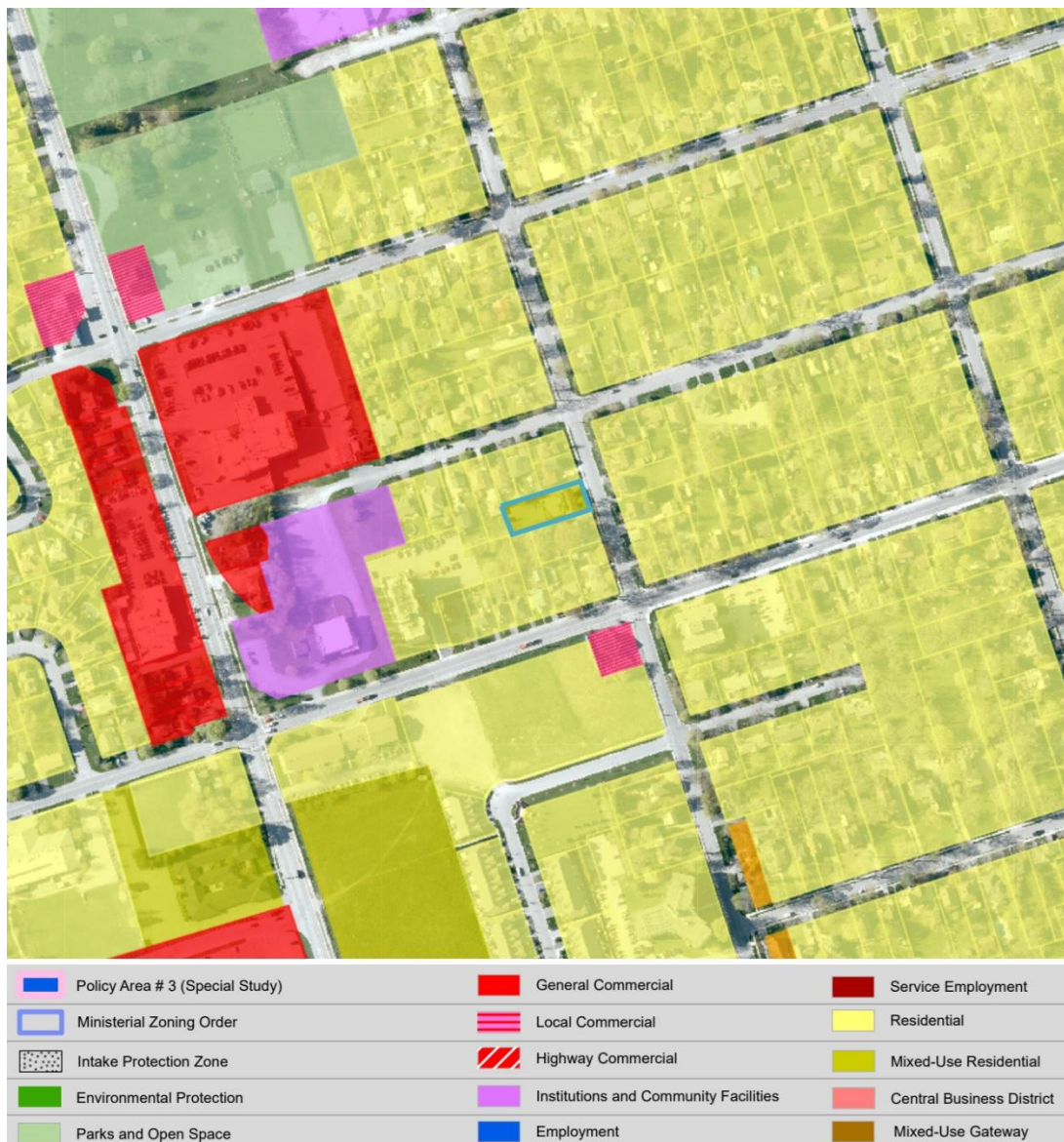
The Subject Lands are designated 'Urban Settlement Area' under Schedule A-3 of the City of Kawartha Lakes Official Plan.



Lindsay Secondary Plan

The Lindsay Secondary Plan contains Lindsay specific 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 Secondary Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law and supports the Official Plan. The Subject Lands are designated 'Mixed Use Residential' under 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 Subject Lands are zoned 'Mixed Residential Commercial' under Schedule 'A' of the Town of Lindsay Zoning By-law 2000-75.



Planning Advisory Committee Report

Report Number:	PLAN2025-052
Meeting Date:	November 5, 2025
Title:	Application to Amend the Town of Lindsay Zoning By-law 2000-75 at vacant lands on Logie Street, Lindsay – Gray Jay Developments
Description:	Rezone the Subject Land at Part of Lot 20, Concession 6, Geographic Township of Ops, Former Town of Lindsay, now City of Kawartha Lakes from the “Residential One Holding Three (R1-H3) Zone” to the “Residential Multiple Two (RM2) Zone” to permit the development of two (2) 4.5-storey mid-rise apartment buildings, two (2) three-storey stacked townhouses and four (4) two-storey townhouses with a total of 126 units
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:	Timothy Gouveia, RPP MCIP, Planner on behalf the City of Kawartha Lakes

Recommendation:

That Report PLAN2025-052, Application to Amend the Town of Lindsay Zoning By-law 2000-75 at vacant lands on Logie Street, Lindsay – Gray Jay Developments be received for information.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Application Summary:

The purpose of the application is to permit the development of two (2) 4.5-storey mid-rise apartment buildings, two (2) three-storey stacked townhouses and four (4) two-storey townhouses with a total of 126 units.¹ An amendment to the Lindsay Zoning By-Law 2000-75 is required to change the current “Residential One Holding Three (R1-H3) Zone” to the “Residential Multiple Two (RM2) Zone” in order to facilitate the proposal.

Owner:	Gray Jay Developments c/o Eric Brookings
Applicant:	EcoVue Consulting Services Inc.
Property Description²:	Legal Description: Part of Lot 20, Concession 6, Geographic Township of Ops, Former Town of Lindsay, now City of Kawartha Lakes Municipal Address: Logie Street, Lindsay
Official Plan:	‘Urban Settlement Area’ in Schedule ‘A-3’ of the City of Kawartha Lakes Official Plan; ‘Residential’ in Schedule ‘F-1’; and ‘EIS 120m Study Area’ in Schedule G-1 of the Lindsay Secondary Plan
Zoning By-law:	‘Residential One Holding Three (R1-H3) Zone’ on Schedule ‘A’ of the Town of Lindsay Zoning By-law Number 2000-75
Lot Area:	1.68 ha (4.15 acres)
Servicing:	Municipal Water; Sanitary Sewers; and Storm sewers
Access:	Municipal – Collector (Logie Street)
Existing Uses:	Vacant
Adjacent Uses:	North: Residential East: Residential South: Residential West: Victoria Rail Trail, Scugog River, Residential

¹ See Schedule 1 – Proposed Concept Plan

¹ See Schedule 2 – Site Mapping

Application Process:

The Planning Division received the application submission package on August 1, 2025 which included the following reports and plans in support of the application:

1. Cover Letter, prepared by EcoVue Consulting, dated July 30, 2025
2. ZBA Application Form, prepared by EcoVue Consulting, received August 1, 2025
3. Planning Justification Report, prepared by EcoVue Consulting, dated July 28, 2025
4. Urban Design Brief, prepared by EcoVue Consulting, dated July 28, 2025
5. Traffic Impact Brief, prepared by Jewell Engineering, dated July 27, 2025
6. Civil Drawing Set, prepared by Jewell Engineering, dated 27 June, 2025
7. Concept Plan, prepared by EcoVue Consulting, dated July 22, 2025
8. Preliminary Stormwater Management Report, prepared by Jewell Engineer, dated July 27, 2025
9. Functional Servicing Report, prepared by Jewell Engineering, dated June 17, 2025
10. Topographic Survey, prepared by IBW Surveyors, dated October 6, 2021
11. Phase One Environmental Site Assessment, prepared by ASC Environmental, dated March 26, 2025
12. Stage 1 & 2 Archaeological Assessment, prepared by Earthworks Archaeological Services, dated August 18, 2023

Staff deemed the application 'complete' under the requirements of the Planning Act on September 26, 2025, and initiated Agency consultation on October 16, 2025 with a requested review period of the application submission package by October 30, 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 October 6, 2025.

Due to the technical nature of the application a peer review of the Traffic Impact Brief and Phase One Environmental Site Assessment is anticipated.

Although the boundaries of the subject property are known, the application requires confirmation of the municipal and legal address, as there is some discrepancy between City records and the applicant's submission. A number of municipal addresses have been referenced as it pertains to this application. The City is working with the applicant to resolve this and any other issues that may be identified through Agency consultation.

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.

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 conducted through newspaper advertisement as Canada Post is striking as of the date of this report, creating uncertainty for Staff's ability to effectively circulate to persons within a 120-metre radius. Agencies and City Departments which may have an interest in the application were notified by email. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC. As of the date of this report, the application has received several public requests for information, however, no public comments have been received.

Other Alternatives Considered:

Final Pre-Consultation Report dated January 13, 2023. The supporting engineering reports and figures are based on a higher number of units than currently proposed to provide flexibility during the early stages of the development process.

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

³ See Schedule 3 – Provincial and Municipal Land Use Framework

Department Head email: lbarrie@kawarthalakes.ca

Department File: D06-2025-014

CONCEPT PLAN

Logie Street Corridor and Towns
Development Vision

10 Logie Street
LOT 1.2, 3.5, 5.9 AND PT. - RUSSELL ST W
LOT 10.6 AND PT. - RUSSELL ST W
CITY OF KAWARTHA LAKES

Project Number: 22-205
Project Name: 10 LOGIE STREET
Scale: 1:500
Project Date: 2022.04.03

ZONING STATISTICS

	REQUIRED	PROPOSED
MIN. BUILDING SETBACK		18.0m
FRONT LOT LINE SETBACK		18.0m
MIN. SIDE LOT LINE		1.0m
(X) SIDE LOT LINE, CORN. SETBACK		18.0m
MIN. REAR LOT LINE		1.0m
MIN. BUILDING COVERAGE (%)		20%
MIN. LOT COVERAGE (%)		20%
TOTAL LOTS		155
PARKING SPACES		126 (100% REQUIRED)
1.07 (MIN. 1.0)		126/155 = 81%
LANDSCAPED OPEN SPACE (%)		57%

LEGEND

1.0m

2.0m

4.0m

8.0m

16.0m

32.0m

64.0m

128.0m

256.0m

512.0m

1024.0m

2048.0m

4096.0m

8192.0m

16384.0m

32768.0m

65536.0m

131072.0m

262144.0m

524288.0m

1048576.0m

2097152.0m

4194304.0m

8388608.0m

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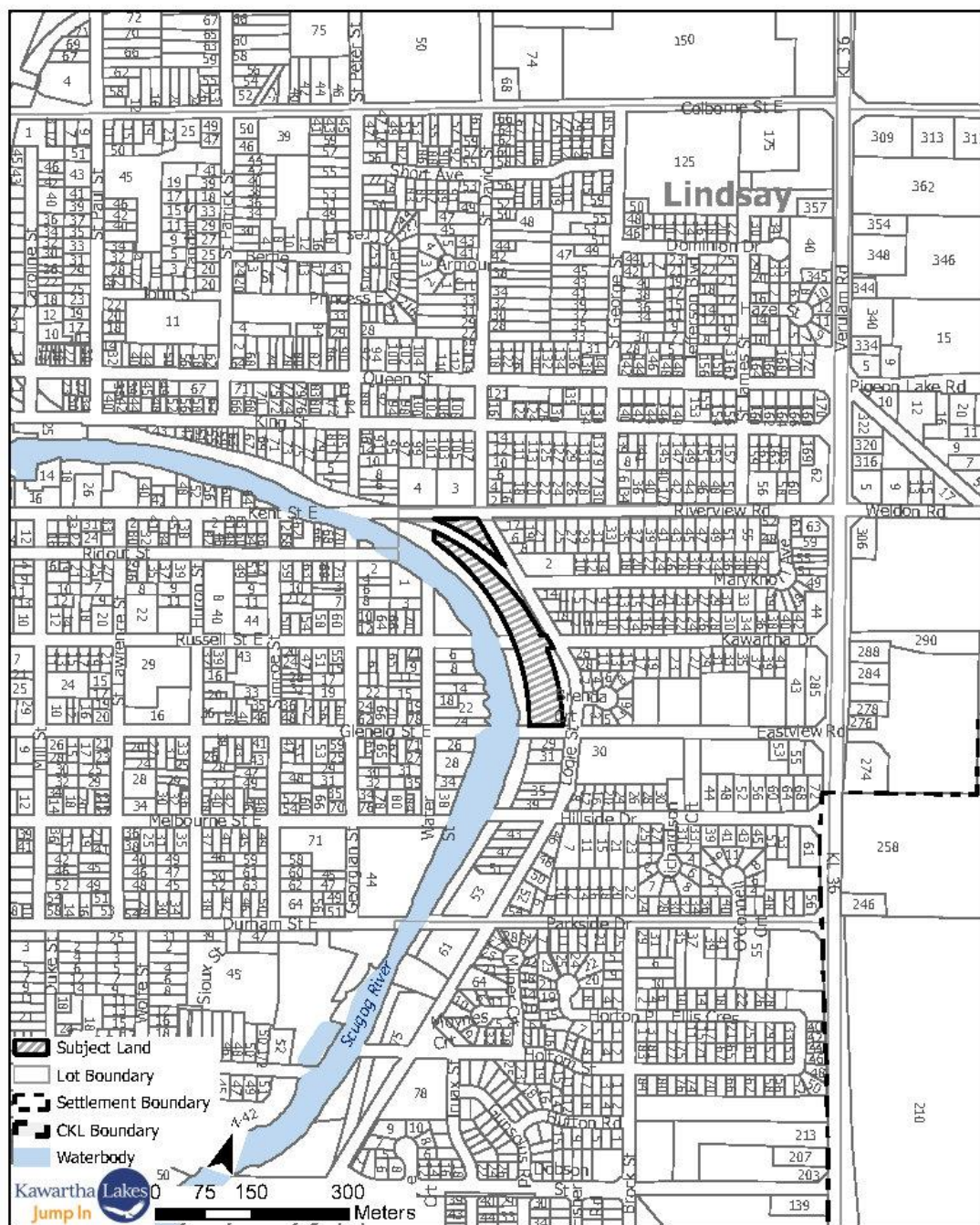
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Schedule 2 – Site Mapping

Location Map



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

October 3, 2025

SRQ-34446

D06-2025-014

Aerial Map



Approx. Subject Property Location

Schedule 3 – Provincial and Municipal Land Use Framework

Provincial Planning Statement (PPS 2024)

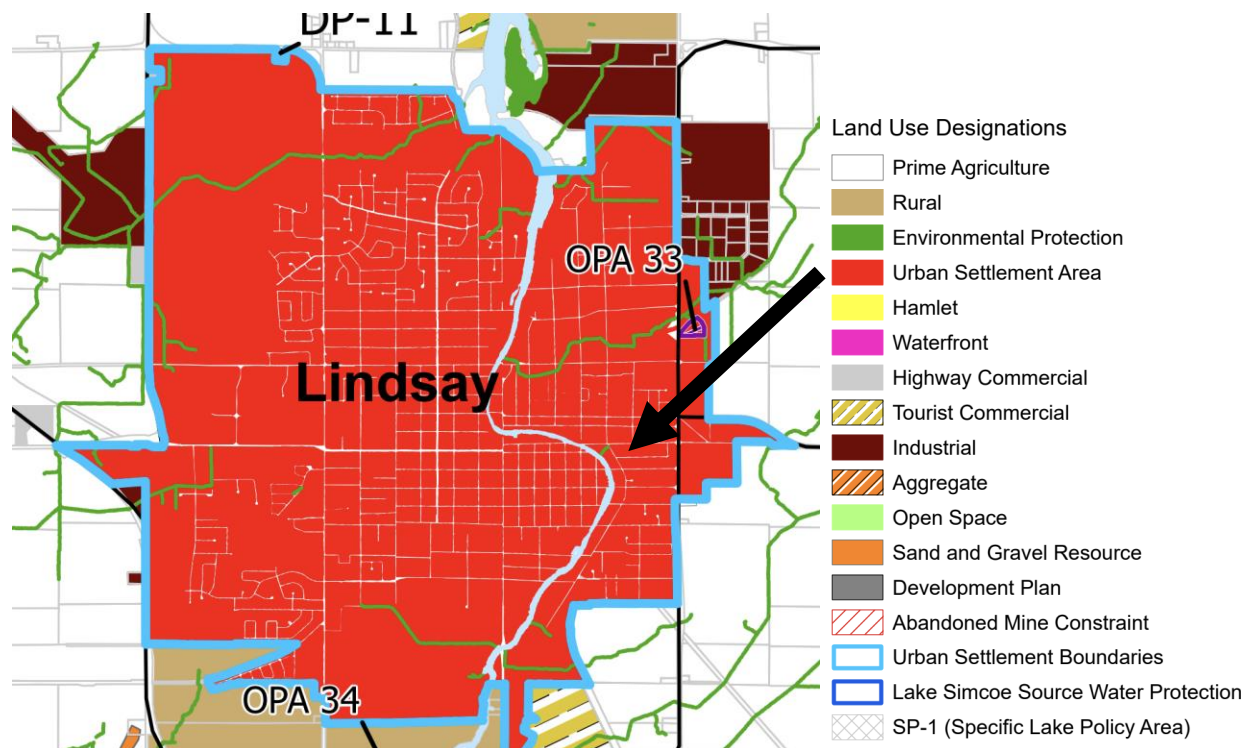
On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan 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.

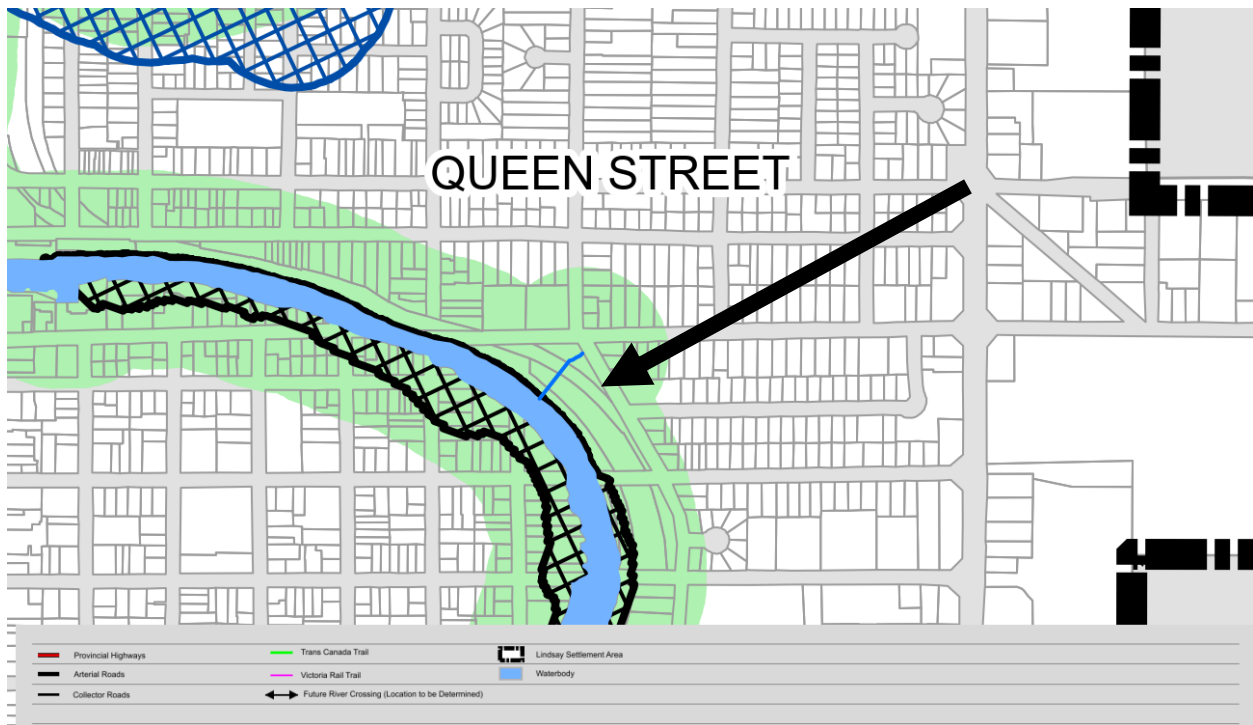


Lindsay Secondary Plan

The Lindsay Secondary Plan contains Lindsay specific 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 Secondary Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law and supports the Official Plan. The lands are designated as 'Residential' in Schedule 'F-1' and 'EIS 120m Study Area' in Schedule G-1 of the Lindsay Secondary Plan.

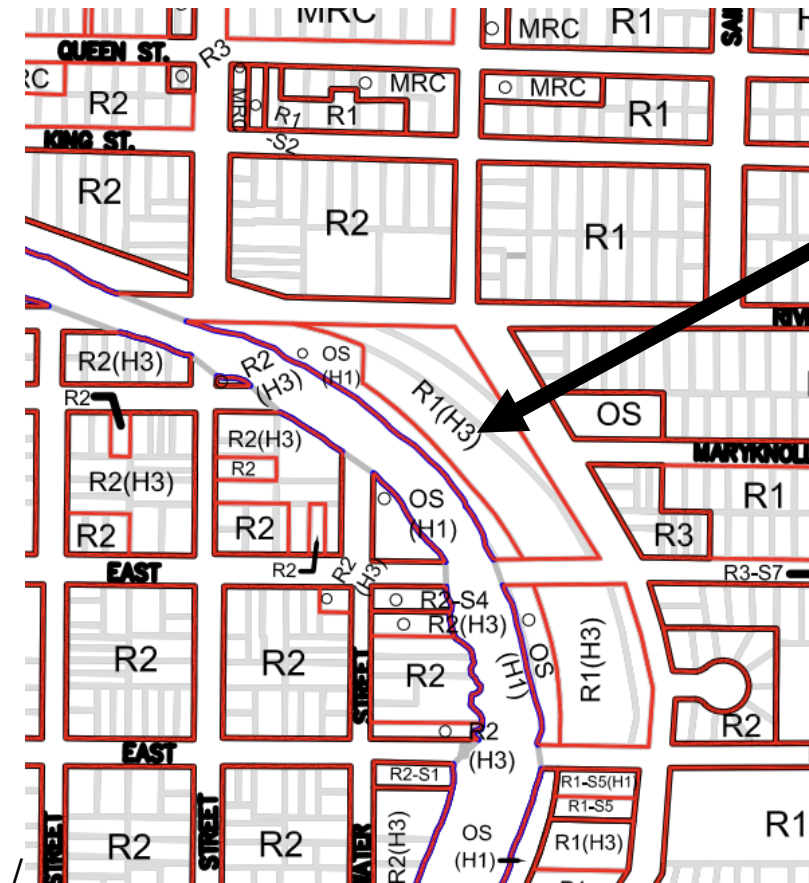


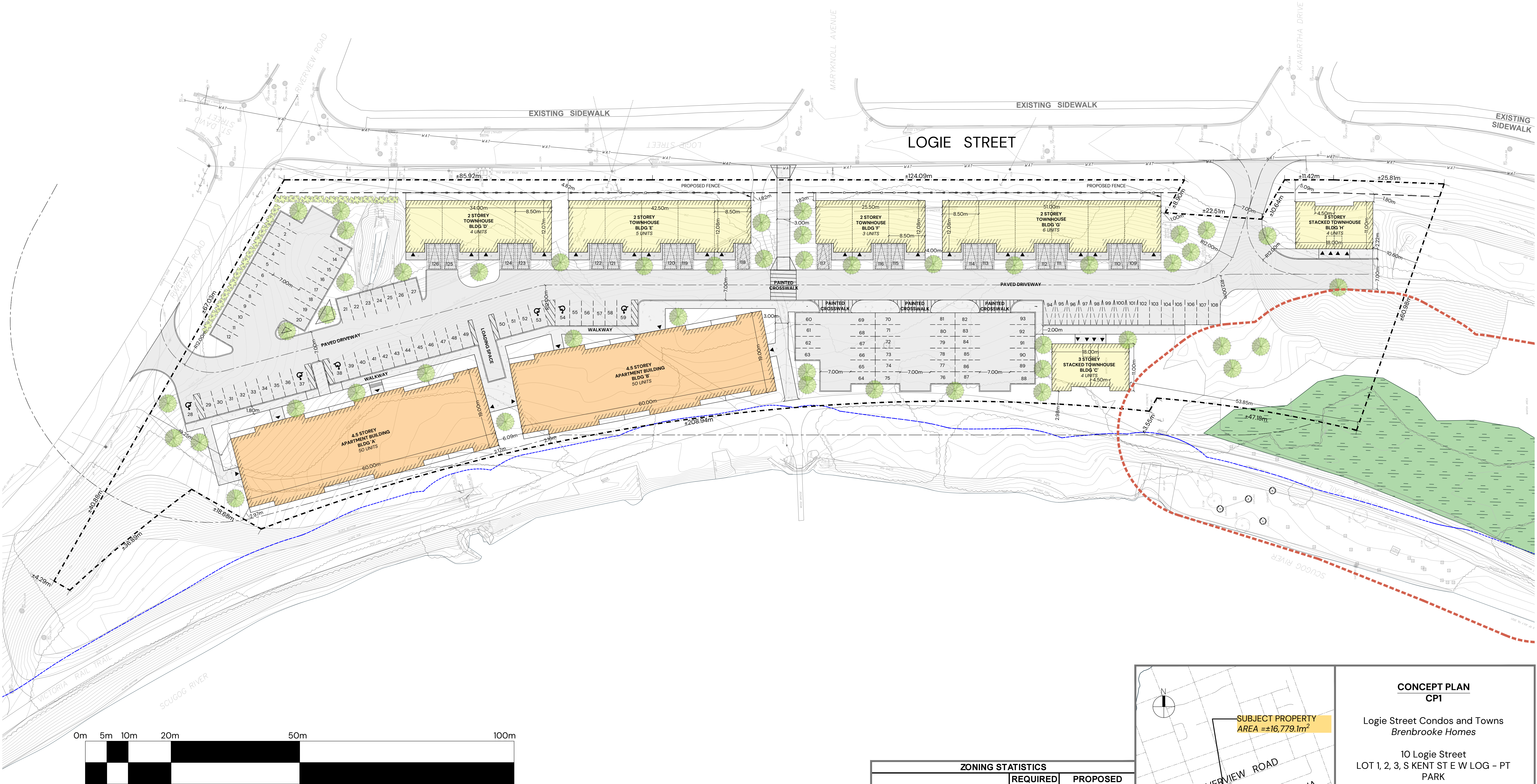
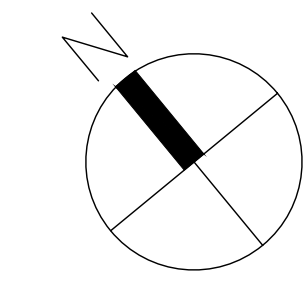


Town of Lindsay Zoning By-Law 2000-75

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

The lands are zoned 'Residential One Holding Three (R1-H3) Zone' on Schedule 'A' of the Town of Lindsay Zoning By-law Number 2000-75





LEGEND

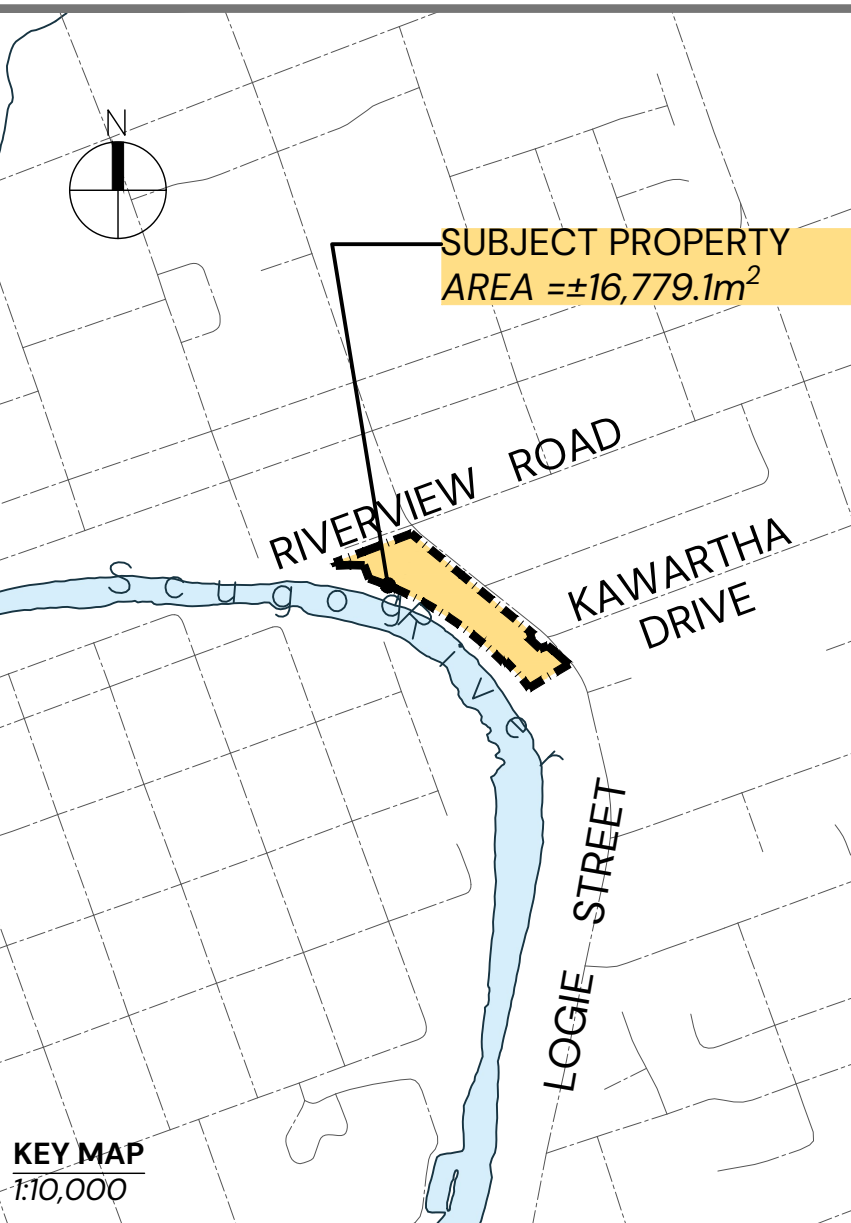
- Subject Lands
- Shoreline Setback (15m)
- Road Widening (3m)
- Proposed Fire Route (Min. CL Turning Radius = R12m, Min. Width = 7m)
- Apartment Loading Space (15.0m x 4.0m)
- Permeable Paving Areas

- Standard Residential Parking Space (2.75m x 5.8m)
- Standard Townhouse Parking Space (2.75m x 5.8m)
- Barrier Free Parking Spaces (Type 'A' = 3.6m x 6.0m w/ 1.5 Aisle)
- Existing Wetland (Provided by Riverstone ESI, 2025, Refer to report for full details)
- Wetland Setback (20m)

- Townhouse Building (26 units)
188.3m² Gross Floor Area Per Unit
- Apartment Building (50 units each / 100 total)
92.9m² Gross Floor Area Per Unit

NOTES:
1. Topographic Survey Base Plan provided by IBW Surveyors, Oct. 2021.
2. Property Boundaries are approximate.
3. Parking Ratio = 1.0 Spaces/unit (Standard + B.F.)

ZONING STATISTICS		
	REQUIRED	PROPOSED
MIN. BUILDING SETBACK		
FRONT LOT LINE (Riverview Road)		18.4m
INT. SIDE LOT LINE		n/a
EXT. SIDE LOT LINE (Logie Street post widening)		1.8m
REAR LOT LINE		10.6m
MAX. BUILDING COVERAGE (%)		27%
MAX. BUILDING HEIGHT		15m
TOTAL UNITS		126
PARKING SPACES		126 Total (1 Space Per Unit)
LOT AREA (sq.m)		16779.14
LANDSCAPED OPEN SPACE (%)		57%



CONCEPT PLAN CP1

Logie Street Condos and Towns
Brenbrooke Homes

10 Logie Street
LOT 1, 2, 3, S KENT ST E W LOG - PT PARK
LOTS 1 TO 6 AND PT - RUSSELL ST W LINDSAY
CITY OF KAWARTHA LAKES

Project Number: 22-2455

Drawn By: MC/PP

Horiz. Scale: 1:500

Revision Date: July 22, 2025

ECOVUE
LAND USE PLANNING & DEVELOPMENT

416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com