

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2018-025

Date: March 7, 2018
Time: 1:00 p.m.
Place: Council Chambers
Public Meeting

Ward Community Identifier: Ward 9 – Lindsay

Subject: Applications for Official Plan and Zoning By-law Amendment together with a Revised Draft Plan of Subdivision to permit 146 lots for single detached dwellings on the west side of Angeline Street North, Lindsay (CIC Developments Inc.)

Author and Title: Ian Walker, Planning Officer – Large Developments

Recommendations:

RESOLVED THAT Report PLAN2018-025, respecting **Part of Lot 24, Concession 4 (Formerly Ops) 57R-7234, Parts 9 to 14, Former Town of Lindsay, “CIC Developments Inc. – Applications D01-2018-002, D06-2018-010, D05-2018-002 and D05-18-032”**, be received; and

THAT Report PLAN2018-025 respecting Applications D01-2018-002, D06-2018-010, D05-2018-002 and D05-18-032 be referred back to staff to address any issues raised through the public consultation process and for further review and processing until such time that all comments have been received from all circulated agencies and City departments and that any comments and concerns have been addressed.

Department Head:

Legal/Other:

Chief Administrative Officer:

Background:

The proposal is to modify an existing draft approved residential plan of subdivision consisting of 141 residential units and 10 blocks. The revised draft plan consists of 146 residential lots for single detached dwellings and 5 blocks: 1 block for a stormwater management pond; 1 block for a road widening; 1 block for a residential reserve; and 2 blocks for walkways. The proposed lots will front onto an extension of Orchard Park Road to the west, including 3 new municipal roads, and will be developed on full municipal services. See Appendix 'B'. The Official Plan Amendment proposes a housekeeping amendment: the lands are shown as designated on both Schedule 'A' and Schedule 'JC2' of the plan, and the two plans do not depict the same designations for the entire property. The amendment will remove these lands from Schedule 'A', such that the designation on Schedule 'JC2' will prevail. The Zoning By-law Amendment proposes to reconfigure the zones to match the revised lot patterns by removing the "Parks and Open Space (OS) Zone" from the south part of the development, expanding the "Parks and Open Space Special Two (OS-S2) Zone" for the proposed stormwater management pond, and realigning the various "Residential" zones based on the revised lot patterns.

Owner:	CIC Developments Inc. c/o Bromont Homes Inc.
Applicant:	Bousfields Inc. – Michael Bissett
Legal Description:	Part of Lot 24, Concession 4 (Formerly Ops) 57R-7234, Parts 9 to 14, former Town of Lindsay
Designation:	"Residential" on Schedule 'JC2' of the Town of Lindsay Official Plan
Zone:	"Residential One (R1) Zone" on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75
Lot Area:	12.6 ha. [30.6 ac. – MPAC], of which the entire site is currently contemplated for the development
Site Servicing:	Municipal sanitary sewer, storm sewer and water supply
Existing Uses:	Agricultural
Adjacent Uses:	North: Jennings Creek; Agricultural; Residential East: Angeline Street North; Residential South: Residential West: Jennings Creek; Agricultural

Rationale:

The property is located on the west side of Angeline Street North opposite Orchard Park Road. See Appendix 'A'. The existing draft approved residential plan of subdivision was first approved by the Ministry of Municipal Affairs on April 6, 1994, with no lapsing provision. Since the original approval was granted, amendments to the conditions were made on April 10, 1995 and June 20, 2001.

Due to the significant time elapsed since the original approval; there have been a number of changes in agencies and companies which clear conditions, and in the requirements of these agencies. As such, revisions to the draft plan are proposed to account for these changes.

The applicant has submitted the following reports and plans in support of the application, which have been circulated to various City Departments and commenting agencies for review.

1. Revised Draft Plan of Subdivision, dated November 20, 2017 prepared by IBW Surveyors.
2. Stormwater Management Design Brief, dated December 6, 2017 prepared by Valdor Engineering Inc. The report examines the stormwater management facility design based on updated standards and the proposed revisions to the draft plan.

All of the revised information submitted has been circulated to the applicable agencies and City Departments for review and comment.

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2017:

The Growth Plan (GP) provides that growth should be directed towards settlement areas, and utilizes existing or planned infrastructure. The proposed development is located within the urban settlement of Lindsay. The development will be serviced by new planned municipal roads, sewage, water and stormwater services within a designated settlement area.

Therefore, these applications conform to the policies of the GP.

Provincial Policy Statement, 2014 (PPS):

The Provincial Policy Statement (PPS) provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS requires planning authorities to manage and direct land use to achieve efficient and resilient development and land use patterns. Settlement areas are the focus of growth, including redevelopment which utilizes existing or planned infrastructure.

Development and site alteration shall be directed in accordance with the policies of Section 2 and 3 of the PPS. The proposed development is not within or adjacent to any natural heritage features or species at risk (SAR) as identified in Section 2 of the PPS, and is not located within any natural hazards, as identified in Section 3 of the PPS.

Planning for sewage, water, and stormwater shall be in accordance with Section 1.6.6 of the PPS. This includes the efficient use and optimization of existing municipal sewage and water services in a sustainable manner, and the use of low impact development techniques for stormwater management.

Full consistency with the PPS will be established through the complete review of these applications.

Official Plan Conformity:

The lots subject to this proposal are located in the “Residential” and “Parks and Open Space” designations on Schedule ‘A’, and the “Residential” designation on Schedule ‘JC2’ of the Town of Lindsay Official Plan (Lindsay OP). The applicant has submitted an application to amend Schedule ‘A’ of the Lindsay OP such that the “Parks and Open Space” designation no longer applies to the development. The lots are identified as part of the “Jennings Creek Community Development Plan Area” on Schedule ‘B’ of the Lindsay OP, therefore, the amendment to the Lindsay OP will remove the designations on Schedule ‘A’. The “Residential” designation on Schedule ‘JC2’ will apply.

Zoning By-Law Compliance:

The applicant has submitted a Zoning By-law Amendment application for consideration, to change the zoning on the property. The development is currently zoned “R1”, “R1-S6”, “R2”, “OS”, and “OS-S2” zone in the Town of Lindsay Zoning By-law 2000-75. The application, as proposed, would remove the “OS” zone from the block which would have become the park; expand the “OS-S2” zone to include the larger area for the proposed stormwater management pond; realign the residential zoning based on the revised lot pattern; and change the zoning to the appropriate residential zone for the new residential lots which replace the block where the park was previously proposed.

Zoning By-law compliance will be established through a full review of these applications.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council’s decision to adopt or their refusal to adopt the requested amendments is appealed to the Ontario Municipal Board. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- Goal 1 – A Vibrant and Growing Economy

- Goal 2 – An Exceptional Quality of Life
- Goal 3 – A Healthy Environment

This application aligns with the vibrant and growing economy and healthy environment strategic goals as it attracts new residents, and implements newer standards for stormwater management.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City. Accessible standards will be implemented through the permits issued under the Ontario Building Code (OBC).

Servicing Comments:

The lot is connected to full municipal services within the Lindsay municipal service area.

Consultations:

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 February 23, 2018, we have received the following comments:

Agency Review & Public Comments:

February 14, 2018	The Building Division has no concerns with this application.
February 21, 2018	Enbridge Gas Distribution does not object to the proposed applications.

Development Services – Planning Division Comments:

The background information which has been submitted in support of the application has been circulated to the appropriate agencies and City Departments for review and comment. At this time, comments have not been received from all circulated agencies and City Departments. Staff have not completed a full review of the revised draft plan filed in support of the proposed official plan and zoning by-law amendments and revised draft plan of subdivision. Full compliance with provincial and Official Plan policy will be determined through a comprehensive review of the applications. Therefore, staff recommend the applications be referred back to staff until such time as commenting agencies and/or City Departments have submitted comments, and any concerns have been addressed, and to permit discussions with the applicant respecting conformity to applicable policies.

Conclusion:

In consideration of the comments and issues contained in this report, Staff respectfully recommend the proposed Official Plan and Zoning By-law Amendment applications along with the Revised Draft Plan of Subdivision be referred back to staff for further review and processing until such time as comments have been received from all circulated agencies and City Departments, and that any agency and public comments and concerns have been addressed.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Ian Walker, Planning Officer – Large Developments, (705) 324-9411 extension 1368.

Appendix 'A' – Location Map



PLAN2018-025
Appendix A.pdf

Appendix 'B' – Draft Plan of Subdivision – dated November 20, 2017



PLAN2018-025
Appendix B.pdf

Appendix 'C' – Schedule 'A', 'B' and 'JC2' – Lindsay Official Plan



PLAN2018-025
Appendix C.pdf

Appendix 'D' – 2013 Orthophoto



PLAN2018-025
Appendix D.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director, Development Services

Department File: D01-2018-002, D06-2018-010, D05-2018-002 & D05-18-032