

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2018-027

Date: March 20, 2018

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: 16

Subject: An application to amend the Township of Manvers Zoning By-law 87-06 to remove the Holding (H) symbol to permit 3 single detached dwellings on Part of Lot 25, Concession 8, geographic Township of Manvers, now City of Kawartha Lakes Woodland Hills Community Inc. and Watersmeet Corporation

Author Name and Title: Richard Holy, Manager of Planning

Recommendations:

RESOLVED THAT Report PLAN2018-027, entitled "Woodland Hills Community Inc. and Watersmeet Corporation - D06-17-032" be received for information;

THAT a Zoning By-law Amendment respecting Application D06-17-032, substantially in the form attached as Appendix "C" to Report PLAN2018-027, be approved and adopted by Council; and

THAT the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Department Head: _____

Corporate Services Director / Other: _____

Chief Administrative Officer: _____

Background:

The application proposes to remove the Holding (H) symbol from Schedule “A” of the Township of Manvers Zoning By-law 87-06, which regulates development and the use of land on Part of Lot 25, Concession 8, in the geographic Township of Manvers. The removal of the Holding (H) symbol would permit these three blocks to be added to the abutting blocks to allow the construction of 3 single detached dwellings on the lots. See Appendix “A” and “B” attached.

Owners: Woodland Hills Community Inc. and Watersmeet Corporation

Applicant: Donald Kerr

Legal Description: Part of Lot 25, Concession 8, geographic Township of Manvers, now City of Kawartha Lakes.

Designation: Designated Urban Settlement Area on Schedule “A-5” on the City of Kawartha Lakes Official Plan.

Zone: “Rural Residential Type Two Special Fourteen - Holding (RR2-S14)(H) Zone” in the Township of Manvers Zoning By-law 87-06, as amended.

Site Servicing: Private water well and septic system with ditches.

Existing Uses: Vacant land

Adjacent Uses: North and South: Vacant land
East: Vacant land
West: Vacant land

Rationale:

The subject land contains 3 blocks that would be merged with 3 blocks to create three lots fronting on Country Place. The lots are to be developed with a single detached dwelling on each lot. These blocks were previously contained in the abutting draft approved plan of subdivision and were added to this subdivision phase. See Appendix “A” and “B” attached.

Council for the Township of Manvers passed Zoning By-laws 99-04 and 2000-17 to permit the proposed development. Both By-laws contained a Holding (H) to ensure that a satisfactory subdivision agreement is entered into with the City. The applicant had entered into a subdivision agreement previously with the Township of Manvers, for which an extension was approved by Council late last year.

Provincial Policies:

The application conforms to the 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) and is consistent with the 2014 Provincial Policy Statement.

Official Plan Conformity:

The land is designated “Hamlet Settlement Area” on Schedule “A-1” of the City of Kawartha Lakes Official Plan. The proposed use on the property conforms to the applicable policies of the official plan designation.

Zoning By-law Compliance:

The property is zoned “Rural Residential Type Two Special Fourteen - Holding (RR2-S14)(H) Zone” in the Township of Manvers Zoning By-law 87-06, which permits the development of single detached dwellings on these blocks once the Holding (H) provision is removed.

Other Alternatives Considered:

No other alternatives have been considered.

Financial Considerations:

There are no financial considerations unless Council’s decision is appealed by the owner to the Ontario Municipal Board. In the event of an appeal there could be costs for legal representation and planning staff.

Relationship of Recommendations To The 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life
- A Healthy Environment

This application aligns with the exceptional quality of life goal as it permits residential development with access to municipal parks and the adjoining commercial core.

Review of Accessibility Implications of Any Development or Policy:

The accessibility standards established in the Building Code will be shown on the subsequent construction drawings, which must be approved by the City prior to the issuance of a building permit.

Servicing Comments:

The property will be developed on private well and septic system services with roadside ditches. The City’s Engineering & Corporate Assets was advised of the Notice to Remove the Holding provision.

Development Services – Planning Division Comments:

Staff supports the application based on the information contained in this report and as such, respectfully recommend that the proposed Zoning By-law application to remove the Holding (H) symbol be approved and adopted by Council.

Attachments:

The following attached documents may include scanned images of Appendices, maps, and photographs. If you require an alternative format, please contact Richard Holy, Manager of Planning at 705.324.9411 x 1246.

Appendix 'A' – Location Map



Appendix A -
PLAN2018-032.pdf

Appendix 'B' – Draft M-Plan



Appendix B -
PLAN2018-032.pdf

Appendix 'C' – Draft Zoning By-law Amendment



Appendix C -
PLAN2018-032.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall

Department File: D06-17-032