

# **The Corporation of the City of Kawartha Lakes**

## **Council Report**

**Report Number PLAN2018-033**

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**Date:** April 10, 2018  
**Time:** 2:00 p.m.  
**Place:** Council Chambers

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**Ward Community Identifier:** 16

**Subject:** An application to amend the City of Kawartha Lakes Oak Ridges Moraine Zoning By-law 2005-133 to remove the Holding (H) symbol to permit an industrial storage building on Lot 4, Plan 57M-781, geographic Township of Manvers, now City of Kawartha Lakes and municipally known as 30 Sandbourne Drive (2546198 Ontario Inc.)

**Author Name and Title:** Mark LaHay, Planner II

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### **Recommendation(s):**

**THAT** Report PLAN2018-033, respecting **Lot 4, geographic Township of Manvers, “2546198 Ontario Inc. – Application D06-17-023”**, be received;

**THAT** Zoning By-Law Amendment application D06-17-023 identified as 30 Sandbourne Drive, City of Kawartha Lakes, as generally outlined in Appendix “C” to Report PLAN2018-033, 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:**\_\_\_\_\_

**Financial/Legal/HR/Other:**\_\_\_\_\_

**Chief Administrative Officer:**\_\_\_\_\_

## Background:

The application proposes to remove the Holding (H) symbol from Schedule “B” of the City of Kawartha Lakes Oak Ridges Moraine Zoning By-law 2005-133, which regulates development and the use of land on Lot 4, Plan 57M-781, in the geographic Township of Manvers. The removal of the Holding (H) symbol would permit the construction of an industrial storage building on the subject land (see Appendix “A” and “B” attached).

Owners: 2546198 Ontario Inc., c/o Ted Michalos

Applicant: Andrew Vanner, Integribuild Construction Management Inc.

Legal Description: Lot 4, Plan 57M-781, geographic Township of Manvers, now City of Kawartha Lakes.

Designation: Rural Settlement Area on Schedule “2” of the City of Kawartha Lakes Oak Ridges Moraine Policy Area SPA-7 of the Official Plan (Amendment No. 104 to Victoria County Official Plan)

Zone: “General Industrial Special One - Holding (M1-S1)(H) Zone” in the City of Kawartha Lakes Oak Ridges Moraine Zoning By-law 2005-133, as amended.

Site Servicing: Private water well and septic system with ditches

Existing Uses: Vacant land

Adjacent Uses: North: Developed industrial land  
South: Vacant industrial land  
East: Vacant industrial land/John Street  
West: Highway 35

## Rationale:

The subject land is vacant and is proposed to be developed with an industrial storage building at the south end of Sandbourne Drive abutting Highway 35 (see Appendix “A” and “B” attached).

In Bylaw- 2005-133, lands that have been placed in a “Holding Zone” pursuant to Section 36 of the Planning Act, as amended only permit non-structural agricultural uses, existing uses, and conservation or forestry uses exclusive of buildings or structures, as interim uses until the Holding Symbol “H” is removed by bylaw passed by Council of the City of Kawartha Lakes. The Holding Symbol “H” shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation and the criteria detailed in the Official Plan have been met. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.

The property is subject to site plan control. The applicant has recently entered into a site plan agreement with the City of Kawartha Lakes dated March 19, 2018. The Agreement secures for the proposed site plan works and contains the approved site plan drawings. Therefore, it is appropriate to remove the Holding (H) symbol.

### **Provincial Policies:**

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

### **Official Plan Conformity:**

The land is designated “Rural Settlement Area” on Schedule “2” of the City of Kawartha Lakes Oak Ridges Moraine Policy Area SPA-7 of the Official Plan (Amendment No. 104 to Victoria County 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 “General Industrial Special One - Holding (M1-S1)(H) Zone” in the City of Kawartha Lakes Oak Ridges Moraine Zoning By-law 2005-133, as amended, which permits the proposed industrial building on the subject land once the Holding (H) provision is removed.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Financial Impacts:**

There are no financial considerations unless Council's decision is appealed by the owner to the Local Planning Appeal Tribunal. In the event of an appeal there could be costs for legal representation and planning staff.

### **Relationship of Recommendation(s) 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 vibrant and growing economy goal as it provides opportunities for business growth.

## **Review of Accessibility Implications of Any Development or Policy:**

Accessibility matters will be implemented through the Site Plan Approval and Building Permit processes.

## **Servicing Implications:**

The property will be developed on private well and septic system services with roadside ditches.

## **Development Services – Planning Division Comments:**

Staff supports the application based on the information contained in this report and as such, respectfully recommends 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 Mark LaHay, Planner II at 705.324.9411 x 1324.



Appendix 'A' – Location Map

Appendix 'B' – Proposed Site Plan, last revised October 24, 2017

Appendix 'C' – Draft Zoning By-law Amendment

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**Department Head E-Mail:** [cmarshall@kawarthalakes.ca](mailto:cmarshall@kawarthalakes.ca)

**Department Head:** Chris Marshall

**Department File:** D06-17-023