

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2018-062

Date: August 14, 2018
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 5 – Fenelon

Title: Removal of Holding (H) Symbol for Stoll Metal Sales Inc.

Description: Application to amend the Township of Fenelon Zoning By-law 12-95 to remove the Holding (H) symbol, to allow the construction of a 1,412.5 square metre building for a custom metal roofing, siding and supplies business at 1993 Glenarm Road, Fenelon (Brenneman)

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

Recommendations:

That Report PLAN2018-062, **Removal of Holding (H) Symbol for Stoll Metal Sales Inc.**, be received;

That Zoning By-Law Amendment application D06-2018-017 identified as 1993 Glenarm Road, City of Kawartha Lakes, as generally outlined in Appendix “C” to Report PLAN2018-062, 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:

This application was received on April 26, 2018 and deemed to be a complete application. This application proposes to remove the Holding (H) symbol from Schedule A of the Township of Fenelon Zoning By-law 12-95, which regulates development and use of 1993 Glenarm Road. The removal of the Holding (H) symbol would permit a portion of the lot to be developed with a 1,412.5 square metre industrial building for a custom metal roofing, siding and supplies business in accordance with the permitted uses in the Agricultural Exception Twenty-Two (A1-22) Zone.

Owner:	Simon, Joseph and Regina Brenneman
Applicant:	Thorstone Consulting Services – Dan Stone
Legal Description:	West Half Lot 21 and Part of Lot 22, Concession 5, Geographic Township of Fenelon
Designation:	Prime Agricultural and Environmental Protection, City of Kawartha Lakes Official Plan
Zone:	Agricultural (A1) Zone, Agricultural Exception Twenty-Two – Holding [A1-22(H)] Zone, and Environmental Protection (EP) Zone on Schedule A of the Township of Fenelon Zoning By-law No. 12-95
Lot Area:	58.8 hectares [141.78 acres – MPAC], of which a maximum of 0.65 hectares (including a maximum of 1,600 square metres for all buildings) are devoted to the custom metal roofing, siding and supplies business use
Site Servicing:	Private individual on-site sewage disposal and well
Existing Uses:	Agricultural, Stoll Metal Sales, Provincially Significant Wetland
Adjacent Uses:	North: Rural Residential, Agricultural East: Lee's Road, Rural Residential, Agricultural South: Glenarm Road, Rural Residential, Agricultural West: Balsam Grove Road, Rural Residential, Agricultural

Rationale:

A 0.65 hectare (1.6 acre) portion of the subject land is zoned Agricultural Exception Twenty-Two Holding [A1-22(H)] Zone. The lot is currently developed with agricultural uses, and the existing Stoll Metal Sales business. The A1-22(H) zone was applied to this property on July 11, 2017 (By-law 2017-148). The Holding (H) symbol is to be removed to permit development of a portion of the lot in accordance with the following criteria:

- The owner shall enter into a site plan agreement for the proposed development.

The applicant has applied on behalf of the landowner to have the Holding (H) provision removed to allow the construction of a new 1,412.5 square metre industrial building in accordance with the A1-22 zone provisions. See Appendix B. The development of this property is subject to the owner entering into a site plan agreement with the City. On July 10, 2018, the Director of Development Services signed the site plan drawings as part of a plans-only site plan approval. On this basis, the owner has satisfied the condition above; therefore it is appropriate for Council to consider removal of the Holding (H) provision for this lot.

Provincial Policies:

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

Official Plan Conformity:

The land is designated Prime Agricultural and Environmental Protection on Schedule A-5 of the City of Kawartha Lakes Official Plan. The proposed development is in the portion of the property designated as Prime Agricultural, and conforms to the applicable policies of the designation.

Zoning By-law Compliance:

The portion of the property being considered by this application is zoned Agricultural Exception Twenty-Two – Holding [A1-22(H)] Zone, which permits a custom metal roofing, siding and supplies business, subject to established development provisions. Any proposed use of the property would need to conform to the appropriate zoning provisions. The applicant has submitted a rezoning application for removal of the Holding (H) provision to implement the proposed development.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed by the owner/applicant to the Local Planning Appeal Tribunal. 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 vibrant and growing economy strategic goal as it provides to expand the employment base, and allow some of the existing agricultural buildings to return to agricultural uses.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Servicing Implications:

The lot is serviced by a private individual well and septic system.

Consultations:

Notice was given in accordance with the Planning Act. To date, we have received the following comments:

Agency Review Comments:

August 1, 2018 – The Building Division advised it has no concerns.

Development Services – Planning Division Comments:

The landowner has received a plans-only site plan approval from the City. Staff support this application based on the information contained in this report and the comments received as of August 1, 2018. As such, staff 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 appendixes, 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



PLAN2018-062
Appendix A.pdf

Appendix 'B' – Proposed Development Plan, dated July 4, 2018



PLAN2018-062
Appendix B.pdf

Appendix 'C' – Draft Zoning By-law Amendment



PLAN2018-062
Appendix C.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall, Director, Development Services

Department File: D06-2018-017