

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2019-013

Date: March 26, 2019
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 7 - Lindsay

Subject: Assumption of Land Abutting Mary Street West, Block 23, 57M-766
– Planning File D03-2018-005

Author and Title: David Harding, Planner II

Recommendations:

That Report PLAN2019-013, respecting Block 23, Plan 57M-766, former Town of Lindsay, be received;

That the Assumption of Block 23, Plan 57M-766, substantially in the form attached as Appendix B to Report PLAN2019-013, be approved and adopted by Council; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

On December 28, 2018, the Director of Development Services, as delegated by Council, granted provisional consent to file D06-2018-005 to create an approximately 5.2 hectare parcel and retain an approximately 2.13 hectare parcel. Condition 6 of provisional consent approval requires that the 0.3 metre reserve between the proposed severed land and Mary Street West be lifted to provide the proposed severed land with access to a municipal road.

The prospective purchaser intends to develop a place of worship on the proposed severed lands.

Proposal: To lift an approximately 0.3 metre reserve over land separating the proposed lot from the Mary Street West road allowance.

Owner: Lot to be severed: Vera Staples, 564650 Ontario Inc.
0.3 metre reserve: The City of Kawartha Lakes

Applicant: Stephen Woodcock, Woodcock & Tomlinson

Site Servicing: None

Existing Use: Vacant Land

Adjacent Uses: North: Industrial/Employment, Commercial, Open Space
South: Vacant Residential Lands
East: Commercial, Residential
West: Industrial, Agriculture

Rationale:

Mary Street West currently terminates at the property and no new lot line is being created where access is proposed. The lot cannot be created without lifting the 0.3 metre reserve as the parcel would then be landlocked, since the Ministry of Transportation has advised that access from their road network to the parcel will not be granted.

Other Alternatives Considered:

There are no other alternatives considered to be appropriate or represent good planning. The Assumption By-law is the appropriate method to facilitate access to the lands to be severed.

Financial/Operation Impacts:

The cost of registering the By-law is included in the application fee. There are no financial implications for the City.

Relationship of Recommendation to the 2016-2019 Strategic Plan:

The City's Strategic Plan outlines Council's vision for the municipality. The vision consists of three main Strategic Goals: that of a vibrant and growing economy, an exceptional quality of life, and a healthy environment.

This application aligns with the vibrant and growing economy and exceptional quality of life goals by facilitating the development of a parcel for industrial, commercial or institutional purposes.

Conclusion:

The assumption of the block will facilitate the fulfillment of a condition of provisional consent. Once all provisional consent conditions are fulfilled, the lot may be severed. Planning staff do not anticipate any negative impacts as a result of the assumption.

Attachments:

Appendix A – Applicant Sketch



Appendix A to
PLAN2019-013.pdf

Appendix B – Assumption By-law



Appendix B to
PLAN2019-013.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall

Department File: D03-2018-005