

The Corporation of the City of Kawartha Lakes
Committee of Adjustment Report – Habitat for Humanity Peterborough & District

Report Number COA2019-048

Public Meeting

Meeting Date: July 18, 2019

Time: 1:00 pm

Location: Council Chambers, City Hall, 26 Francis Street, Lindsay

Ward: 2 – Former Village of Bobcaygeon

Subject: An Application to sever approximately 507.02 square metres of vacant residential land and retain approximately 505.35 square metres of vacant residential land. The property is located at 168 East Street North, former Village of Bobcaygeon (File D03-2019-019).

Author: David Harding, Planner II

Signature:

Recommendation:

Resolved That Report COA2019-048 Habitat for Humanity Peterborough and District, be received;

That consent application D03-2019-019, being an application to sever approximately 507.02 square metres of land, be **Granted**.

Background:

The owner has applied to subdivide a vacant lot in order to construct a single detached dwelling on each parcel. The owner has submitted variance application D20-2019-022 to be processed concurrently with the consent application. The variance application seeks to reduce the minimum permitted lot frontage.

Owner: Habitat for Humanity Peterborough and District

Applicant: Susan Zambonin, Habitat for Humanity Peterborough and District

Legal Description: Part Block W, Plan 29, former Village of Bobcaygeon, City of Kawartha Lakes

Official Plan: Urban within the County of Victoria Official Plan

Zone: Urban Residential Type One (R1) Zone within the Village of Bobcaygeon Zoning By-law 16-78.

Site Size: Severed: 507.02 square metres
Retained: 505.35 square metres

Site Servicing: Municipal water and wastewater systems

Existing Uses: Vacant Residential Land

Adjacent Uses: North: Residential
South: Residential
East: Residential/Commercial
West: Residential

Rationale:

Policy Conformity

Provincial Policy Statement, 2014 (PPS)

Policy 1.1.3 of the PPS recognizes the importance of settlement areas to the long term economic health of communities. Bobcaygeon is identified as a settlement area. Settlement areas are to be the focus of growth and development. Directing growth to settlement areas will promote their vitality and regeneration, and will thus provide for the efficient use of land, resources, infrastructure, green space and services.

Intensification is encouraged within settlement areas to accommodate growth.

Policy 1.4 directs municipalities to provide for a range and mix of housing types for a diverse range of income levels, and directs this housing toward locations where appropriate levels of infrastructure and services are available.

The proposal is consistent with the PPS as it proposes to create more affordable housing through intensification within the Bobcaygeon settlement area.

Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)

The Growth Plan provides a framework to plan for growth and development in urban areas, rural towns and villages that are able to support surrounding rural and agricultural areas. Policy 2.2.1 of the Growth Plan directs development to settlement areas where there is existing public services available.

The Growth Plan promotes the development of complete communities, which includes providing a broad range of housing options for a diverse range of income levels and life stages.

The proposal conforms to the policies of the Growth Plan.

County of Victoria Official Plan (Official Plan)

In keeping with provincial policies and plans, the strategic direction in the Official Plan is to direct development to settlement areas where practical. The settlement areas are where municipal water and/or wastewater infrastructure exists to support development, and are the centres for the City's commercial, industrial, recreational and cultural facilities. The main settlement areas are within the Urban designation.

The Official Plan advocates for the provision of a wide assortment of affordable housing types to accommodate the social and economic requirements of residents.

The subject lands are designated Urban in the Official Plan, which anticipates a wide assortment of land uses within this designation. Residential uses, as a critical component of complete communities, are also anticipated in a variety of densities. Residential development in the form of single detached dwellings is permitted within low density residential areas provided the density does not exceed 25 dwelling units per hectare. The severed and retained lots propose a density of approximately 19.73 and 19.81 dwelling units per hectare.

The proposal conforms with the applicable Official Plan policies.

Zoning By-law Conformity

The subject property is zoned Urban Residential Type One (R1) Zone within the Village of Bobcaygeon Zoning By-law 16-78.

A single detached dwelling is the most intensive form of residential use permitted within the R1 Zone.

The R1 Zone requires lots to maintain a minimum lot area of 460 square metres (4,951.4 square feet) and frontage of 15 metres (49.3 feet). The severed and retained lots propose about 507.02 square metres (5,457.5 square feet) and 11.2 metres (36.7 feet) and 505.35 square metres (5,439.5 square feet) and 11.2 metres respectively. Condition 3 has been incorporated to ensure each parcel will be able to have a separate entrance onto East Street North. With the reduced frontage, the lots will continue to be of sufficient size to site a dwelling unit and contain the required two parking spaces in conformity with all other applicable by-law provisions. Condition 2 is recommended to require a variance application be filed to reduce the required minimum lot frontage to the distance proposed.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Servicing Comments:

Municipal water and wastewater services are present in the municipal road allowance.

Consultations:

Notice of this application was circulated in accordance with the requirements of the Planning Act. Comments have been received from:

Agency and City Comments:

Building Division (April 25, 2019): No concerns.

Development Engineering Division (May 3, 2019): No concerns. Please apply via the municipal service connection process to review for the provision of services on the proposed residential lots.

Community Services Department (May 3, 2019): No concerns. Cash in-lieu of parkland payment requested.

Public Comments:

Scott and Diane Moore – 163 East Street North (May 13, 2019): Concern over the creation of a second lot. See comments.

Terri Megraw – 40 Taylor Street (May 21, 2019): Concerns over creating two lots with reduced frontage. There is further concern over the creation of a second entrance on a busy street near a busy intersection. See comments in Appendix E.

Planning Analysis:

Staff have reviewed the public comments and believe that the proposal meets municipal and provincial policy as laid out below. Condition 3, a standard condition, is recommended to ensure that the driveways can meet the City's entrance requirements.

While the proposals reduce the available lot frontage, two lots are of sufficient area to accommodate two single detached dwellings in conformity with all other R1 Zone provisions. The dwellings are proposed to be a width of approximately 8.5 metres (27.89 feet) and a depth of 13.08 metres (42.9 feet). This footprint is typical of new single detached dwelling home construction in settlement areas, which trends towards narrow front building faces and frontages and deeper buildings.

The proposed housing stock is in keeping with the appearance of many of the other dwellings (civic numbers 139, 147, 158, 159, 163, 164, 172 East Street North and 46 Taylor Street) in the neighbourhood, which have front walls with widths between 6.7 metres (22 feet) and 9.14 metres (30 feet).

Based on the foregoing, staff recommends that these applications be approved with conditions as:

1. the applications are consistent with the applicable policies of the Provincial Policy Statement 2014; and,
2. the applications conform to the Growth Plan for the Greater Golden Horseshoe, 2019 and City of Kawartha Lakes Official Plan policies.

Conditions to address the above and to ensure the lands will be developed appropriately include:

1. a variance for the reduced lot frontages;
2. verification that an entrance permit for each lot can be achieved from East Street North; and
3. cash in lieu of parkland for the parcel to be severed.

Attachments



Appendices A-F to
Report COA2019-048.

Appendix A – Location Map
Appendix B – Aerial Photograph
Appendix C – Applicant's Sketch
Appendix D – Proposed Conditions of Provisional Consent
Appendix E – Public Comments
Appendix F – City and Agency Comments

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