

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2019-060

Date: October 22, 2019
Time: 1:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 14 - Omemee

Title: An application to remove the Holding (H) Provision from the Village of Omemee Zoning By-law 1993-15

Description: To amend the Village of Omemee Zoning By-Law 1993-15 to remove the Holding (H) provision to permit the construction of a two-storey single dwelling with attached garage on the subject property zoned Residential Type One (R1) Zone described as 90 King Street West, in the Village of Omemee, City of Kawartha Lakes (Currotte)

Author and Title: Kent Stainton, Planner I

Recommendations:

That Report PLAN2019-060, **Removal of Holding (H) Symbol for 90 King Street**, be received;

That Zoning By-Law Amendment application D06-2019-024 identified as Part of Park Lot 10, Part 2, in the Village of Omemee, City of Kawartha Lakes, as generally outlined in Appendix C to Report PLAN2019-060, 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:

Legal/Other:

Chief Administrative Officer:

Background:

Owners:	Dianne Currotte
Applicant:	Tom DeBoer (TD Consulting Inc.)
Legal Description:	Part Lot 5, Concession 3, geographic Village of Omemee
Official Plan:	Urban in the Victoria County Official Plan
Zone:	Residential Type One (R1(H)) Zone in the Village of Omemee Zoning By-law 1993-15, as amended
Site Size:	2023.4 sq. m. (21, 780 sq.ft - MPAC)
Site Servicing:	Private Individual Well and City owned/operated individual sewage system
Existing Uses:	Residential (one-storey single detached dwelling)
Adjacent Uses:	North: Residential, King Street West South: Vacant Residential and Environmental Protection (Mill Pond, wetlands) East: Residential West: Watercourse, Ski Hill Road

Rationale:

The subject property is located at the southwest corner of King Street West and Ski Hill Road in the Village of Omemee. The property is currently developed with a one-storey single detached dwelling and two sheds. Access for the lot is obtained currently via existing driveway north to King Street West. The current access traverses the property at 88 King Street West. The connection to municipal sewer follows the path of the driveway. A new driveway and entrance is proposed from Ski Hill Road to the east. The lot is currently located within the flood hazard associated with Mill Pond to the south of the property. The purpose of the application is to construct a two-storey dwelling that is adequately floodproofed and appropriately designed. Kawartha Conservation (KRCA) supports the redevelopment of the property subject to permitting under Ontario Regulation 182/06. The lot is subject to the Holding symbol, which needs to be removed to permit the proposed two-storey dwelling with attached garage and driveway access, including culvert installation, from Ski Hill Road.

In the Village of Omemee Zoning By-law 1993-15, lands that have been zoned with a Holding Symbol pursuant to Section 36 of the Planning Act, as amended, shall be limited to existing uses, conservation or forestry uses exclusive of buildings or structures. At such time as the holding symbol is removed, by amendment to this By-law, the land may be used in accordance with the applicable zone provisions. In accordance with By-law 1993-15, the removal of the (H) Holding Symbol requires either the provision of adequate municipal roads, electricity, storm drainage services, sewage and water services and other

matters as appropriate to a specific area or an agreement is entered into between the owner and the Corporation of the City of Kawartha Lakes to provide the aforementioned services and other matters as appropriate. This requirement is being satisfied as the owner has submitted a Site Grading Plan (Appendix C) for the proposed lot identifying drainage, well, and building locations including driveway and road access. This plan has also been reviewed by KRCA, Engineering and Public Works Divisions. It is now appropriate to remove the Holding (H) provision.

Provincial Policies:

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

The application conforms to the 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan).

Provincial Policy Statement, 2014 (PPS):

The proposal is consistent with the 2014 Provincial Policy Statement (PPS).

Official Plan Conformity:

The Urban designation in the Victoria County Official Plan (VCOP) applies to this property as the policies in the proposed Urban Settlement Area designation in the City of Kawartha Lakes Official Plan (CKLOP) and the Residential designation in the Omemee Secondary Plan (SP), are both subject to appeal to the Local Planning Appeal Tribunal. The proposed use on the property conforms to the applicable policies of the official plan designation.

Zoning By-law Compliance:

The property is zoned Residential Type One - Holding (R1)(H) Zone the Village of Omemee Zoning By-law 1993-15. The R1 zone category permits the existing single detached dwelling use and driveway access. The new two-storey dwelling and driveway access onto Ski Hill Road will be permitted once the Holding (H) provision is removed.

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 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 appears to align with the exceptional quality of life strategic goals as it increases the supply of affordable housing to attract new residents in the City of Kawartha Lakes.

Servicing Comments:

The property will be developed on private well and municipal sanitary services.

Consultations:

Agency Comments:

On June 26, 2019, KRCA advised that the majority of the property is regulated by the Conservation as it contains portions of the floodplain associated with Mill Pond and the adjacent watercourse. The redevelopment of the property is supported by KRCA, with the new two-storey dwelling being floodproofed accordingly. A permit pursuant to Ontario Regulation 182/06 will be required to facilitate the construction of dwelling with attached garage and new driveway on the lot.

On July 19, Engineering and Public Works Divisions advised of the requirement of an entrance permit with the proposed culvert dimensions matching the upstream culvert diameter conveying flows under King Street West. A cross-section including the section within the City right-of-way and copy of the KRCA permit is required prior to issuance of the entrance permit. Provided the aforementioned information is provided, Engineering and Public Works Divisions are generally supportive of the application.

Development Services – Planning Division Comments:

Staff support this application based on the information contained in this report. 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 appendices, maps, and photographs. If you require an alternative format, please call Kent Stainton, Planner I at (705) 324-9411 ext. 1248

Appendix 'A' – Location Map



Appendix A -
PLAN2019-060

Appendix 'B' – Proposed Site Plan



Appendix B -
PLAN2019-060.pdf

Appendix 'C' – Zoning By-Law Amendment



Appendix C -
PLAN2019-060.docx

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Department Head: Chris Marshall

Department File: D06-2019-024