

to

Report PLAN2020-049

File No: D01-2020-006,
D06-2020-024 &
D05-2020-001

TBG Draft – June 15, 2020

The Corporation of the City of Kawartha Lakes**By-Law 2020-XXX****A By-Law to Amend the Town of Lindsay Official Plan to Re-designate
Lands within the City of Kawartha Lakes**

[File XXXXX, Report PLAN XXXXX, respecting 460 Thunder Bridge Road, Part Lots 24 & 25 Concession 4, Geographic Township of Ops, Former Town of Lindsay – Ibrans Development]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the Town of Lindsay Official Plan to amend Schedule 'JC2' to permit a residential plan of subdivision consisting of one hundred fifty-seven (157) residential lots for single detached dwellings; twenty (20) residential lots for forty (40) semi-detached dwellings, fourteen (14) blocks for seventy-three (73) townhouse dwellings; two (2) blocks for up to sixty (60) dwelling units and three (3) future development Blocks for up to one-thousand five-hundred and two (1,502) units by plan of subdivision under Section 50 of the Planning Act to the property known municipally as 460 Thunder Bridge Road.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number XXXX.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-XXX.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected:** The property affected by this By-law is described as 460 Thunder Bridge Road, Part Lots 24 & 25 Concession 4, Geographic Township of Ops, Former Town of Lindsay.
- 1.02 **Amendment:** Amendment No. XX to the Town of Lindsay Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect:** This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R. S. O. 1990, c. P.13. Notwithstanding the subsequent coming into force of the Lindsay Secondary Plan, adopted by Council on June 27, 2017, this by-law continues to be in force and effect.

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By-law read a first, second and third time, and finally passed, this ____ day of _____, 2020.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

DRAFT

Schedule 'A' to By-law No. 2020-XXX

The Corporation of the City of Kawartha Lakes

Amendment No. XX To The Official Plan - The Town of Lindsay

Part A - The Preamble

A. Purpose

The purpose of the official plan amendment is to change the land use designations on Schedule 'JC2' of the Town of Lindsay Official Plan to add the entirety of the property to the Lindsay Official Plan and the JCCDP, relocate the Local Commercial designation to the north-western corner of the property, re-designated lands from "Golf Course" to "Residential", and allows for flexible locations of future school sites. The proposed amendment also seeks to amend policy 5.2.2. of the Lindsay Official Plan to remove the 100-unit phasing restriction and to amend policy 2.7.2.3 of Volume II, Chapter 2 of the Lindsay Official Plan, in order to permit a maximum height of 8-storeys on Medium Density lands. The land is also subject to an Application for Zoning By-law Amendment and a Draft Plan of Subdivision.

The effect of the change is to permit the creation of a residential plan of subdivision consisting of 157 single-detached lots; 40 semi-detached dwellings, 73 townhouse dwellings; 2 Blocks for up to 60 medium density dwelling units and 3 future development Blocks for up to 1,502 units.

B. Location

The subject land has a lot area of approximately 126.2 hectares and is located south of Thunder Bridge Road, east of Highway 35, north of Jennings Creek and west of Angeline Street North. The subject property is located adjacent to a residential area with single detached dwellings to the east. The land to the south of the proposed development are vacant but located within the Urban Settlement Boundary for Lindsay and will be considered for future development. The subject property is currently vacant.

The property is legally described as Part Lots 24 & 25 Concession 4, Geographic Township of Ops, Former Town of Lindsay and identified as 460 Thunder Bridge Road.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by The Biglieri Group Ltd. on behalf of Ibrans Developments Inc. to permit the creation of a residential plan of subdivision consisting of 157 single-detached lots; 40 semi-detached dwellings, 73 townhouse dwellings; 2 Blocks for up to 60 medium density dwelling units and 3 future development Blocks for up to 1,502 units. The proposed development also includes creation of new public streets and lanes and the creation of blocks for parks, stormwater facilities, and natural heritage systems protection and enhancement.

The land is designated 'Jennings Creek Community Development Plan' per Schedule 'B' of the Town of Lindsay Official Plan; 'Residential', 'Institutional & Community Facilities – Golf Course', 'Institutional & Community Facilities - Elementary & Secondary School', 'Parks & Open Space', 'Local Commercial', as shown on Schedule 'JC2' of the Town of Lindsay Official Plan; and lastly 'Institutional and Community Facilities' and 'Future Residential' as shown on Schedule 'A' of the Township of Ops Official Plan. The land is also subject to an Application or Zoning By-law Amendment and Draft Plan of Subdivision.

The proposed use and amendment to the Town of Lindsay Official Plan and the Township of Ops Official Plan are justified and represent good planning for the following reasons:

1. The proposed development conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the goals and objectives of the 'Residential', 'Future Residential', 'Local Commercial', 'Parks and Open Spaces', and 'Institutions and Community Facilities' designations as set out in the Town of Lindsay Official Plan and the Township of Ops Official Plan.
3. The Draft Plan of Subdivision and Conceptual Master Plan are compatible and integrate well with the surrounding area.
4. The applicant has submitted the selected background reports as set out in the Town of Lindsay Official Plan and Township of Ops Official Plan to demonstrate the appropriateness of the proposed development with respect to servicing, traffic, noise, and the protection of the environment.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B - The Amendment, consisting of the following text and the attached map constitutes Amendment No. XX to the Town of Lindsay Official Plan.

E. Details of the Amendment

1. Schedule 'JC2' of the Town of Lindsay Official Plan is hereby amended by changing the land use designation from the "Residential", 'Institutional & Community Facilities – Golf Course', and 'Local Commercial', as shown on Schedule 'JC2' of the Town of Lindsay Official Plan; to 'Residential' and 'Local Commercial' as shown on Map 'A'.
2. Schedule 'A' of the Township of Ops Official Plan is hereby amended by removing the lands shown on Map 'A', adding them Schedule 'JC2' of the Town of Lindsay Official Plan, and designating them 'Residential' and 'Local Commercial' as shown on Map 'A'.
3. Adding Special Provision 4.1.8:
 - a) On land designated "Residential", 'Institutional & Community Facilities - Elementary & Secondary School', 'Parks & Open Space', and 'Local

Commercial', as shown on Schedule 'JC2' of the Town of Lindsay Official Plan and described as 460 Thunder Bridge Road, Part Lots 24 & 25 Concession 4, Geographic Township of Ops, Former Town of Lindsay, being Draft Plan of Subdivision XXXXXXXXXX, the following policies shall apply:

- i. Notwithstanding policy 5.2.2. planning approvals may be granted to more than 100 units without further study;
- ii. Notwithstanding policy 2.7.2.3 of Volume II, Chapter 2, the maximum height of medium density development shall be 8-storeys;
- iii. Notwithstanding policy 2.7.5.2 & 2.7.5.3 of Volume II, Chapter 2 the location of Elementary or Secondary School sites shall be determined as a part of the subdivision approval process. In the event that any or all of a designated Institutions and Community Facilities – Elementary or Secondary School sites are not required by a School Board, as expressed formally, such lands shall be subject to the Residential policies of this Community Development Plan; and,
- iv. Notwithstanding policy 2.7.6.1 The exact location, configuration and boundaries of the Neighbourhood Parks shall be determined as a part of the subdivision approval process.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.

THE CORPORATION OF THE CITY OF
KAWARTHA LAKES
MAP 'A' to Amendment No. XX
To the Town of Lindsay Official Plan

