

Council Report

Report Number: PLAN2021-037

Meeting Date: June 15, 2021

Title: Removal of Holding Provision, Regis Homes Limited

Description: An application to amend the Town of Lindsay Zoning By-law to remove the Holding symbol from the Residential One Special Seventeen Holding [R1-S17(H)] Zone to permit residential development on vacant land on Alcorn Drive, Lindsay

Type of Report: Public Meeting

Author and Title: Sherry L. Rea, Development Planning Supervisor, MCIP, RPP.

Recommendations:

That Report PLAN2021-026, **Blocks 79, 80, 105 and 106, Plan 57M-802, former Town of Lindsay, City of Kawartha Lakes, identified as vacant land on Alcorn Drive, Lindsay, Regis Homes Limited - D06-2021-014**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix 'C' to Report PLAN2021-037, be referred to Council for approval and adoption; and

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

(Acting) Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	This application proposes to remove the Holding (H) symbol from the Residential One Special Seventeen Holding [R1-S17(H)] Zone. The effect of the amendment is to permit residential development on vacant land on Alcorn Drive, Lindsay.
Owner:	Regis Homes Limited c/o Spencer Feeley
Applicant:	Robert Walters, Weston Consulting
Legal Description:	Blocks 79, 80, 105 and 106, Plan 57M-802, former Town of Lindsay
Official Plan:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zoning	'Residential One Special Seventeen Holding [R1-S17(H)]' on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75
Site Size:	Blocks 79 and 105: 4,015 square metres (0.99 acres) Blocks 80 and 106: 4,452.6 square metres (0.85 acres)
Site Servicing:	The lots are proposed to be serviced by municipal water and sanitary and storm sewers
Existing Uses:	Vacant Land
Adjacent Uses:	Blocks 79 and 105 North: Future Residential Development East: Future Extension of Victoria Avenue North West: Single Detached Dwelling South: Alcorn Drive Blocks 80 and 106 North: Alcorn Drive East: Future extension of Victoria Avenue North West: Single Detached Dwelling South: Single Detached Dwellings

Rationale:

The subject land is vacant property and consists of 2 parcels of land which front Alcorn Drive, on both the north and south side at the most easterly developed portion of Woods of Jennings Creek, Phase 1, in Lindsay. The property was zoned Residential One Special Seventeen (R1-S17) Zone on April 14, 2015 by By-law 2015-072 to permit 15 single detached dwellings on 4 Blocks on an approved plan of subdivision. The Holding (H) symbol was placed to ensure that the following criteria was met:

- That the North West Sanitary Sewer was commissioned; and,
- That the City received payment of the North West Trunk Municipal Act Capital Charge.

Engineering has confirmed that the Northwest Sanitary Sewer has been commissioned and that the owner has made the appropriate payment of the Northwest Trunk Sanitary Sewer Charge for the Gravity Sewer Benefitting Area for 15 residential dwelling units. It is now appropriate to remove the (H) Holding provision.

The owner has applied to have the Holding (H) provision removed to allow the construction and servicing of 15 single detached dwellings. The City is in receipt of an application to lift part lot control on the subject lands which is currently being processed through the Planning and Engineering Divisions to permit the blocks to be subdivided. See Appendix B. On this basis, it is appropriate for Council to consider removal of the Holding (H) provision.

Applicable Provincial Policies:

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (2020 Growth Plan) and is consistent with the Provincial Policy Statement, 2020 (PPS).

Official Plan Conformity:

The land is designated 'Residential' on Schedule A of the Town of Lindsay Official Plan. The proposed development conforms to the applicable policies of the designation.

Zoning By-Law Compliance:

The property being considered by this application is zoned 'Residential One Special Seventeen Holding [R1-S17(H)]' Zone, which will permit 15 single detached dwellings subject to the development standards in the R1-S17 Zone and once part lot control is lifted on the Blocks.

Other Alternatives Considered:

No alternatives have been considered at this time.

Alignment to Strategic Priorities:

The Council Adopted 2020-2023 Strategic Plan identifies these Strategic Priorities:

- Priority 1 – A Vibrant and Growing Economy
- Priority 2 – An Exceptional Quality of Life
- Priority 3 – A Healthy Environment
- Priority 4 – Good Government

This application aligns with an Exceptional Quality of Life Priority as it provides a housing option that will offer easy access to public recreational space and walking trails, being the Woods of Jennings Creek Park that will be further developed through the subsequent phases of the Woods of Jennings Creek developments.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendment is appealed to the Local Planning Appeal Tribunal.

Servicing Comments:

The lots are proposed to be serviced by municipal water and sanitary and storm sewer and will be confirmed through the processing of the application to lift part lot control.

Consultations:

Notice of this application was given in accordance with the Planning Act and at the time of writing this report, no comments were received.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Development Services – Planning Division Comments:

Staff support this application based on the information contained in this report and as such, 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 Sherry L. Rea, Development Planning Supervisor 705.324.9411 x1331.

Appendix 'A' – Location Map



Appendix A - Location Map.pdf

Appendix 'B' – Proposed Lot Details North & South of Alcorn Drive



Appendix B - Proposed Lot Details.pdf

Appendix 'C' – Draft Zoning By-law



Appendix C - Draft Zoning By-law.pdf

(Acting) Department Head email: rholy@kawarthalakes.ca

(Acting) Department Head: Richard Holy

Department File: D06-2021-014