



Council Report

Report Number: PLAN2021-066
Meeting Date: December 14, 2021
Title: Request for Site Plan Exemption, Bob Martin, Deane Street North, Omemee
Description: Request to Exempt Property on Deane Street North, Omemee from Site Plan Control, Vacant Land on Deane Street North (Bob Martin)

Author and Title: Richard Holy, A/Director, Development Services

Recommendations:

That Report PLAN2021-066, **Bob Martin – Request for Site Plan Control Exemption**, be received;

That landscaping consisting of 6 trees (3 maple and 3 spruce trees) along Deane Street be identified on the Site Plan drawing attached as Appendix "B" to Report PLAN2021-066; and

That the warehouse building proposed for vacant land on Deane Street North as generally shown on Appendix B attached to Report PLAN2021-066 be exempted from Site Plan Control.

(Acting) Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The property is vacant land and located along Deane Street in Omemee. The property owner is proposing to construct a 83.61 sq.m. (900 sq.ft.) unserviced building for a warehouse use. See Appendix "A" and "B" attached.

Owner: Bob Martin

Legal Description: Part SRO Midland – Railway Lands, Plan 109, former Village of Omemee, now City of Kawartha Lakes

Designation: "Urban Settlement Area" on Schedule 'A-3' of the City of Kawartha Lakes Official Plan

Zone: "General Industrial (M2) Zone" on Schedule "A" of the Village of Omemee Zoning By-law Number 1993-15

Lot Area: 4,787.61 sq.m (1.18 ac.)

Site Servicing: Only hydro

Rationale:

The property is currently vacant and the owner is requesting an exemption from site plan control to permit the construction of an 83.61 sq.m. (900 sq.ft.) unserviced building for a warehouse use. The area is subject to the provisions of Site Plan Control. Under the City's Site Plan Control By-law No. 2016-069, commercial / industrial development is subject to site plan control. Pursuant to the Site Plan Control By-law, the Director has the ability to waive certain expansions/additions but only Council can waive site plan control for the construction or replacement of a building. Appendix "B" attached to this report illustrates the location of the proposed building and the proposal appears to comply with the development standards for the General Industrial (M2) Zone in the Village of Omemee Zoning By-law 1993-15.

Other Alternatives Considered:

While Council could require the owner to go through the site plan control process, Staff is recommending that an exemption be granted.

Alignment to Strategic Priorities:

The Council Adopted Strategic Plan identifies these Strategic Priorities:

1. Healthy Environment

2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

This request aligns with the Vibrant and Growing Economy priority to allow the owner to construct a building and operate a business on the property.

Financial/Operation Impacts:

There are no financial considerations for the City.

Servicing Comments:

There is no servicing proposed for the proposed warehouse building. Additional reviews and approvals will be undertaken through the Building Permit process.

Development Services – Planning Division Comments:

The goals of site plan control are:

- To improve the image of the whole City through better individual developments by applying consistent standards and guidelines.
- To improve the quality and aesthetic appearance of developments for greater enjoyment by the users and tenants.
- To ensure that off-street parking and loading facilities are properly located, constructed and maintained during all seasons.
- To ensure the safety and convenience of automobile and pedestrian traffic to, from and on a new development or redevelopment.
- To continuously develop an efficient transportation system by widening existing roads through land and easement dedications and through different public and private projects related to the specific proposal.
- To ensure that the applicant/owner assumes all of the costs associated with the development.
- To provide a barrier-free environment by applying specific development standards.
- To protect environmental areas (ie areas along the waterways) through the appropriate location of buildings, roads, parking and green spaces.

The above noted goals can be addressed through the processing of a building permit for the development. Given that the building does not require any plumbing, no site servicing is necessary. The building is also quite small and located in the middle of the property. Therefore, lot grading and drainage can be dealt with through the Building Permit process. The owner has indicated that vegetation is in the vicinity of the

proposed development. There are no proposed site works other than the entrance and driveway to access the proposed warehouse building. Applying site plan control in this situation would not achieve any useful purpose and staff is therefore recommending an exemption from site plan control.

While there are trees in the area, Staff are however requesting that the owner plant 6 trees (3 maple and 3 spruce trees) along Deane Street North.

Conclusion:

The application conforms to the relevant policies and zoning provisions. On the basis of the comments contained in this report, Staff respectfully recommends that the application be exempted from Site Plan Control with the condition of planting 6 trees along the Deane Street North frontage.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email or call Sherry Rea, Development Planning Supervisor, srea@kawarthalakes.ca or (705) 324-9411 extension 1331.

Appendix A – Location Map



PLAN2021-066 -
DeaneStOmeme - A

Appendix B – Proposed Site Plan, dated November 24, 2021



Appendix B - Owner's
Sketch .pdf

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

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