

PUBLIC MEETING PLANNING ADVISORY COMMITTEE

Revised Zoning By-law Amendment & Draft Plan of Subdivision
File No. D06-2017-019 & D05-2017-001

Woods of Jennings Creek Phase 2
Part Lot 24, Concession 5, Alcorn Drive

Wednesday, February 9th, 2022

SUBJECT PROPERTY & CONTEXT



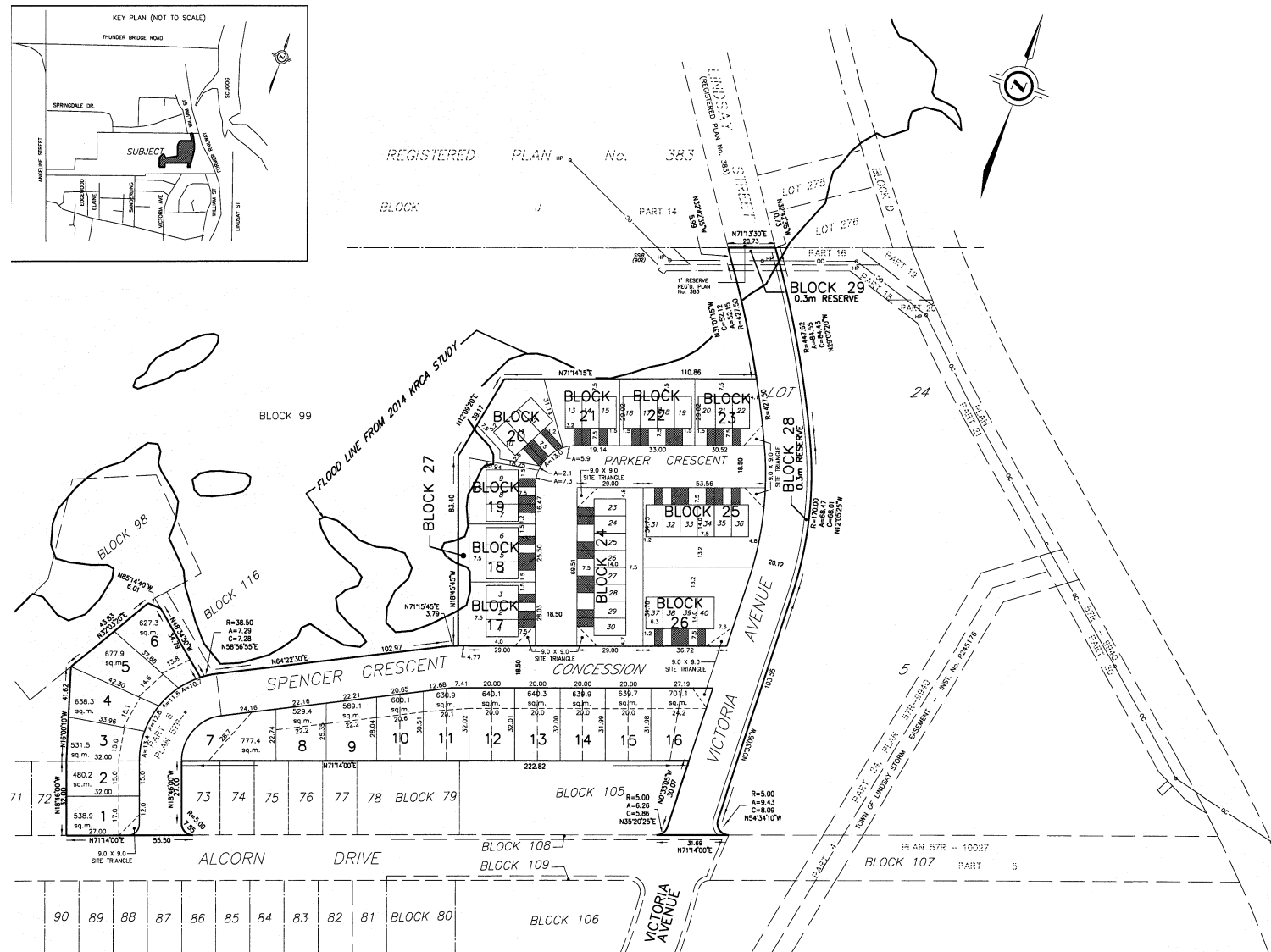
- **Area:** 3.6 hectares
- **Location:** North of Alcorn Drive (part of multi-phased plan)

Aerial Image of the Subject Property

HISTORY OF PROPOSAL

- Applications for Zoning By-law Amendment (D06-2017-019) and Draft Plan of Subdivision (D05-2017-001) were submitted in April, 2017
- Public Meeting was held on July 5, 2017
- Lands acquired by current owner (Regis Homes Limited)
- Revised submission for Zoning By-law Amendment and Draft Plan of Subdivision submitted September, 2021

PLANNING APPLICATIONS

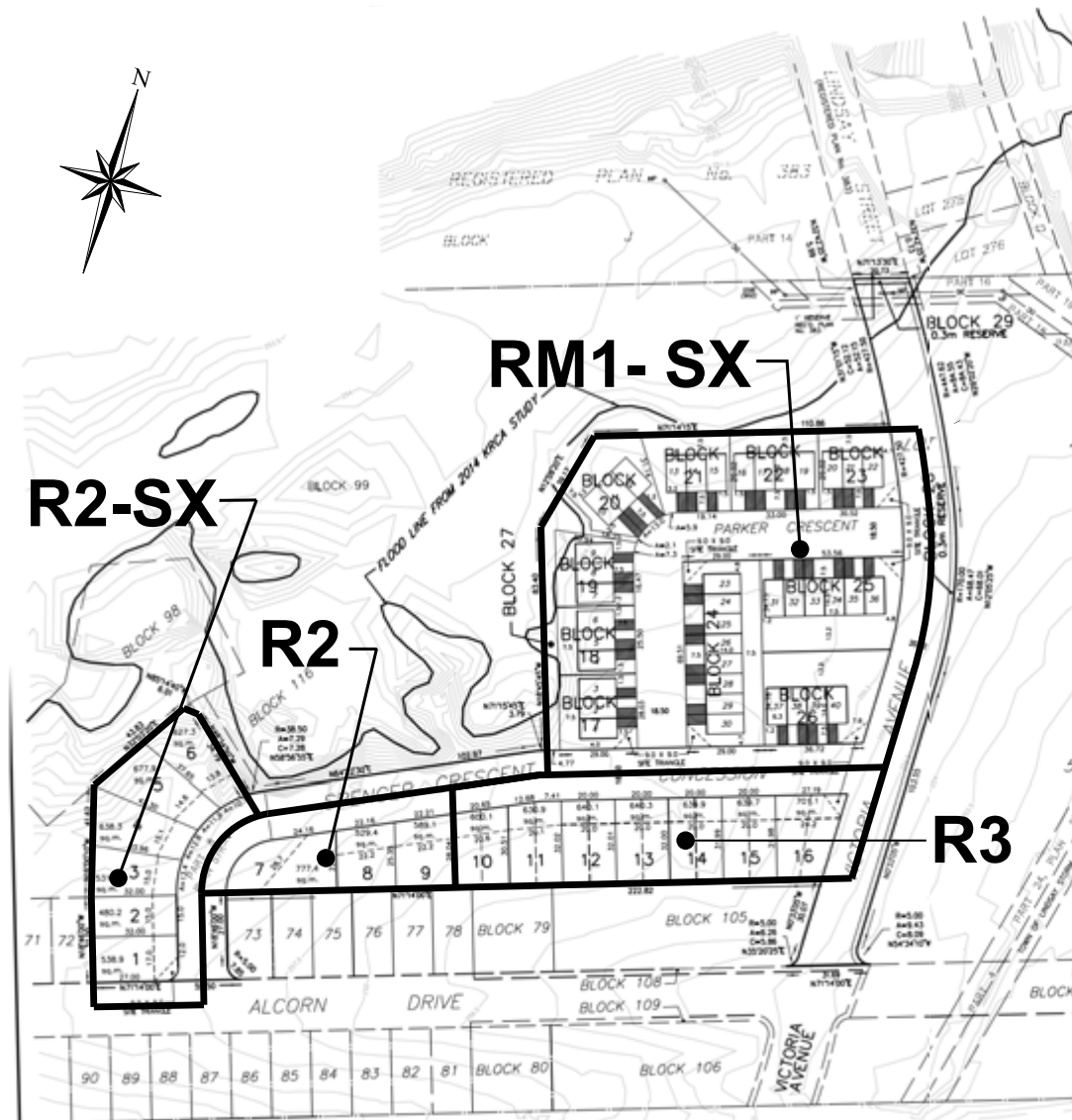


REVISED DRAFT PLAN OF SUBDIVISION

- Total of 63 dwelling units:
 - 9 single detached dwelling units
 - 14 semi-detached dwelling units
 - 40 townhouse dwelling units
- Extension of Victoria Avenue
- Two new public roads (Spencer Crescent & Parker Crescent)

Revised Draft Plan of Subdivision

PLANNING APPLICATIONS



Draft Zoning By-law Schedule

REVISED ZONING BY-LAW AMENDMENT (PROPOSED ZONING)

- Residential 2 (R2): Lots 7-9
- Residential 2 Special Exception (R2-SX): Lots 1-6
- Residential 3 (R3): Lots 10-16
- Residential Multiple 1 Special Exception (RM1-SX): Blocks 17-26

PLANNING FRAMEWORK



Official Plan Map

TOWN OF LINDSAY OFFICIAL PLAN:

- **Designated:** Residential
- Permitted uses include residential, home occupation, places of worship, and neighbourhood commercial uses.
- Density based on availability of services, compatibility, and locational factors.
- Maximum density of 25 dwelling units per gross hectare for low-density uses.

PLANNING FRAMEWORK

LINDSAY ZONING BY-LAW 2000-75

- Currently Zoned Residential 1 (H1) and Residential 1 Special Exception 17 (R1-S17)(H)
- Conditions for removing H and H1:
 - Commissioning of the North West Trunk Sanitary Sewer (satisfied)
 - Payment of the North West Trunk Municipal Act Capital Charge (satisfied)
- Zoning By-law Amendment required

SUPPORTING MATERIALS

- Updated Draft Plan of Subdivision
- Updated Draft Zoning By-law Text and Schedule
- Letter addressing Urban Design Characteristics
- Planning Justification Addendum
- Phase 1 and Phase 2 Environmental Site Assessments

Please also refer to the materials submitted in 2017 with the original applications.

Thank You

Comments & Questions?

Kayly Robbins, MPI, MCIP, RPP

Weston Consulting

905-738-8080 ext. 315

krobbins@westonconsulting.com