

# The Corporation of the City of Kawartha Lakes

## Council Report

Report Number PLAN2017-060

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**Date:** October 10, 2017

**Time:** 2:00 p.m.

**Place:** Council Chambers

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**Ward Community Identifier:** 13

**Subject:** An application to amend the Village of Bobcaygeon Zoning By-law 16-78 to remove the Holding (H) symbol to permit 2 semi-detached dwellings on Part of Lot 10, Plan 70, being Parts 1 and 2 on Reference Plan 57R-10004, former Village of Bobcaygeon, now City of Kawartha Lakes and identified as 60 to 62 and 64 to 66 Helen Street, Savic/Milosevic & Tom Grimes Construction Ltd.

**Author Name and Title:** Sherry L. Rea, Development Planning Supervisor

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### Recommendation(s):

**RESOLVED THAT** Report PLAN2017-060, entitled "Savic/Milosevic & Tom Grimes Construction Ltd. - D06-17-027" be received for information;

**THAT** a Zoning By-law Amendment respecting Application D06-17-027, substantially in the form attached as Appendix "C" to Report PLAN2017-060, 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.

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**Department Head:** \_\_\_\_\_

**Corporate Services Director / Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The application proposes to remove the Holding (H) symbol from Schedule “A” of the Village of Bobcaygeon Zoning By-law 16-78, which regulates development and the use of land on Part of Lot 10, Plan 70, being Parts 1 and 2 on Reference Plan 57R-10004. The removal of the Holding (H) symbol would permit the construction of 1 semi-detached dwelling on each of the lots. See Appendix “A” and “B” attached.

Owners:	Jasmina Savic/Dragutin Milosevic and Tom Grimes Construction Ltd.
Applicant:	Tom Grimes of Tom Grimes Construction Ltd.
Legal Description:	Part Lot 10, Plan 70, being Parts 1 and 2, Plan 57R-10004, former Village of Bobcaygeon, now City of Kawartha Lakes
Designation:	Designated Urban Settlement Area on Schedule “A-5” on the City of Kawartha Lakes Official Plan.
Zone:	Urban Residential Type Two Special Ten Holding (R2-S10)(H) Zone, Village of Bobcaygeon Comprehensive Zoning By-law 16-78, as amended
Lot Area:	999.75 sq.m. (60 to 62 Helen Street) 997 sq.m. (64 to 66 Helen Street)
Site Servicing:	Proposed full urban services – water, sanitary sewer and storm sewer
Existing Uses:	Semi-detached dwellings under construction
Adjacent Uses:	North and South: Residential East: Helen Street West: Commercial

## **Rationale:**

The subject land contains 2 separate lots with areas of 997 sq.m. and 999.75 sq.m. and each lot fronting onto Helen Street. The lots are to be developed with a semi-detached dwelling on each lot. See Appendix “A” and “B” attached.

On August 19, 2008, Council passed Zoning By-law 2008-141, being a Zoning By-law for the proposed development. By-law 2008-141 contained a Holding (H) provision stating that provisions, satisfactory to the Public Works Department, have been made to deal with stormwater servicing including drainage and outlet. The application for the removal of the Holding provision was circulated to the City’s Engineering & Corporate Assets Department who confirm through the City’s capital project and serviceability that storm servicing including drainage and outlet have been installed on Helen Street. Engineering & Corporate Assets

Department has also approved individual lot grading and drainage plans for each lot. See Appendix "B" attached.

### **Provincial Policies:**

The application conforms to the 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) and is consistent with the 2014 Provincial Policy Statement.

### **Official Plan Conformity:**

The land is designated Urban Settlement Area on Schedule "A-5" of the City of Kawartha Lakes Official Plan. The proposed use on the property conforms to the applicable policies of the official plan designation.

### **Zoning By-law Compliance:**

The property is zoned Urban Residential Type Two Special Ten Holding (R2-S10)(H) Zone which permits the semi-detached dwelling use.

### **Other Alternatives Considered:**

No other alternatives have been considered.

### **Financial Considerations:**

There are no financial considerations unless Council's decision is appealed by the owner to the Ontario Municipal Board. 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 aligns with the exceptional quality of life goal as it permits residential development with access to municipal parks and the adjoining Village of Bobcaygeon commercial core.

## **Review of Accessibility Implications of Any Development or Policy:**

The accessibility standards established in the Building Code will be shown on the subsequent construction drawings, which must be approved by the City prior to the issuance of a building permit.

## **Servicing Comments:**

The property will be developed on full municipal services. The City's Engineering & Corporate Assets and the Building Division were circulated the Notice to Remove the Holding provision. The City's Building Division will continue to be involved through the construction phase.

## **Development Services – Planning Division Comments:**

Staff supports the application based on the information contained in this report and as such, respectfully recommend 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 contact Sherry Rea, Development Planning Supervisor 705.324.9411 x 1331.

### **Appendix 'A' – Location Map**



Appendix 'A' -  
Location Map.pdf

### **Appendix 'B' – Draft M-Plan**



Appendix 'B' -  
Approved Lot Grading

### **Appendix 'C' – Draft Zoning By-law Amendment**



Appendix 'C' - Draft  
Zoning By-law.pdf

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**Department Head:** Chris Marshall

**Department File:** D06-17-027