

Council Report

Report Number: **PLAN2022-066**

Meeting Date: November 1, 2022

Title: **Remove H Maple Brook Homes Ltd., Lindsay**

Description: An application to amend the Town of Lindsay Zoning By-law to remove the Holding (H) symbol from the Residential One Special Eighteen Holding [R1-S18(H)], Residential One Holding [R1(H)], Residential Two Special Eighteen Holding [R2-S18(H)], Residential Two Special Thirty-six Holding [R2-S36(H)] and Residential Three Special Eleven Holding [R3-S11(H)] Zones to permit residential development on vacant land at Hutton, Dobson and Truax Streets, Lindsay (Maple Brook Homes Ltd.)

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

Recommendations:

That Report PLAN2022-066, **Maple Brook Homes Ltd., Lindsay – Application D06-2022-026**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix C to Report PLAN2022-066, be adopted by Council; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

This application proposes to remove the Holding (H) symbol from the 'Residential One Special Eighteen Holding [R1-S18(H)], Residential One Holding [R1(H)], Residential Two Special Eighteen Holding [R2-S18(H)], Residential Two Special Thirty-Six Holding [R2-S36(H)] and Residential Three Special Eleven Holding [R3-S11(H)] Zones. The effect of the amendment is to permit the construction of single detached dwellings and semi-detached dwellings by plan of subdivision on vacant land at Hutton, Dobson and Truax Streets, Lindsay.

Owner:	Maple Brook Homes Ltd. c/o David Sud
Agent:	GHD c/o Samantha Chow
Legal Description:	Part Lots A1, K1, J1, T1, U1, C2, D2 and Part of Deane Street, Plan 8P, former Town of Lindsay
Official Plan:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zoning:	'Residential One Special Eighteen Holding [R1-S18(H)], Residential One Holding [R1(H)], Residential Two Special Eighteen Holding [R2-S18(H)], Residential Two Special Thirty-Six Holding [R2-S36(H)] and Residential Three Special Eleven Holding [R3-S11(H)] Zones' on Schedule 'A' of the Town of Lindsay Zoning By-law 2000-75
Site Servicing:	Proposed servicing by municipal water and sanitary and storm sewers
Existing Uses:	Vacant Land
Adjacent Uses:	North and West: Low Density Residential South and East: Vacant Land

Rationale:

The subject land is vacant property that is proposed to be developed with 74 single detached dwellings and 12 semi-detached dwellings for a total of 98 units. The proposed development will be plan of subdivision known as Morningside Subdivision – Phase 2 and will be accessed from Hutton, Dobson and Truax Streets. Two new municipal roads known as Gunsolus Road and Fisher Road will be constructed to provide access to the individual lots. Draft plan approval for Phase 2 of the Morningside Subdivision was granted by Council to 2074161 Ontario Ltd. (Ray Abraham) on May 30, 2017 and an extension to draft plan approval was granted by the Director of Development Services on April 28, 2020 until May 30, 2023. The property was recently

sold to the current developer, Maple Brook Homes Ltd. who has provided the required securities and entered into a Subdivision Agreement with the City to construct the proposed residential subdivision.

The property was zoned 'Residential One Special Eighteen Holding [R1-S18(H)], Residential One Holding [R1(H)], Residential Two Special Eighteen Holding [R2-S18(H)], Residential Two Special Thirty-Six Holding [R2-S36(H)] and Residential Three Special Eleven Holding [R3-S11(H)] Zones' at the time of granting draft plan approval for the plan of subdivision and with the passing of the Town of Lindsay Zoning By-law 2017-107. The Holding (H) symbol was placed to ensure that the following criteria was met for new development:

- Confirmation that municipal water and sanitary sewer is available for the development and that stormwater management is satisfactory to the City of Kawartha Lakes.

Staff has worked with both the former and current developer to finalize the required Subdivision Agreement and obtain the necessary securities to ensure the work is completed. As a result, the requirement has been addressed and it is now appropriate to remove the Holding (H) provision.

Applicable Provincial Policies:

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and including Amendment 1, 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 Eighteen Holding [R1-S18(H)], Residential One Holding [R1(H)], Residential Two Special Eighteen Holding [R2-S18(H)], Residential Two Special Thirty-Six Holding [R2-S36(H)] and Residential Three Special Eleven Holding [R3-S11(H)] Zones', which permits the residential use. Any proposed use of the property would need to conform to the appropriate zoning provisions. The applicant has submitted a rezoning application for removal of the Holding (H) provision to implement the proposed development.

Other Alternatives Considered:

No other alternatives have been taken into consideration.

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 application aligns with both the 'Vibrant and Growing Economy' and 'Exceptional Quality of Life' priorities by increasing available housing options in Kawartha Lakes.

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 Ontario Land Tribunal (Tribunal).

Servicing Implications:

The lots are proposed to be serviced by municipal water and sanitary and storm sewer. The design and construction of the proposed municipal servicing is detailed in the Subdivision Agreement that the developer enters into with the City and security for the works is provided until such time that the servicing is inspected and approved by the City.

Consultations:

Notice of this application was given in accordance with the Planning Act.

Development Services – Planning Division Comments:

Staff support the 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 ext 1331.

Appendix A – Location Map



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Appendix A - Location Map

Appendix B – Proposed Draft Plan of Subdivision



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Appendix B - Draft Map

Appendix C – Draft Zoning By-law



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Appendix C - Draft Zoning By-law

Department Head email: rholy@kawarthalakes.ca
Department Head: Richard Holy, Director of Development Services
Department File: D06-2022-026