



## Council Report

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<b>Report Number:</b>	<b>PLAN2023-020</b>
<b>Meeting Date:</b>	April 18, 2023
<b>Title:</b>	<b>Removal of Holding for Lindsay 2017 Developments Inc., Lindsay</b>
<b>Description:</b>	An application to amend the Town of Lindsay Zoning By-law to remove the Holding (H) symbol from the General Commercial – Special Exception Nine - Holding One [GC-S9)(H1] Zone to permit the construction of a large format home improvement store  Colborne Street West and Highway 35, Lindsay (Lindsay 2017 Developments Inc., File D06-2023-004)
<b>Author and Title:</b>	<b>Richard Holy, Director of Development Services</b>

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### Recommendations:

**That** Report PLAN2023-020, **Removal of Holding for Lindsay 2017 Developments Inc., Lindsay**, be received;

**That** the proposed zoning by-law amendment, substantially in the form attached as Appendix 'C' to Report PLAN2023-020, 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 General Commercial – Special Exception Nine - Holding One [GC-S9)(H1] Zone. The effect of the amendment is to permit the construction of a large format home improvement store on Colborne Street West at Highway 35 in Lindsay.

Owner:	Lindsay 2017 Developments Inc.
Applicant:	D.G. Biddle & Associates Ltd. c/o Ashlee Prescott
Legal Description:	Lot 22, Concession 4, Part 3 of Plan 57R-6839, geographic Township of Ops, now City of Kawartha Lakes
Designation:	'General Commercial' on Schedule 'JC2' of the Jennings Creek Community Development Plan to the Town of Lindsay Official Plan
Zone:	'General Commercial – Special Exception Nine - Holding One [GC-S9)(H1] Zone' on Schedule 'A' of the Town of Lindsay Zoning By-law 2000-75, as amended
Lot Area:	7.34 hectares (18.12 acres)
Site Servicing:	Full municipal water, sanitary sewer and storm sewer services
Existing Uses:	Vacant property
Adjacent Uses:	North: Vacant land South: Wilson Fields recreational area East: Residential development under construction West: Highway 35 and agricultural lands

## **Rationale:**

The subject property is located in Lindsay on the north side of Colborne Street West in the emerging Jennings Creek Neighbourhood (see Attachment 'A'). The property will be developed with a large format home improvement store as Phase 1 and additional commercial uses as part of Phase 2 development (see Attachment 'B'). The Holding symbol is proposed to be removed for the entire site to accommodate servicing and access between the two Phases. Phase 2 commercial development will be subject to an amending site plan agreement.

This vacant site is 7.34 hectares in size and is zoned 'General Commercial – Special Exception Nine - Holding One [GC-S9)(H1] Zone'. The Holding (H) symbol was placed on the zoning to ensure that the site has:

- approval from the Ministry of Transportation for access and stormwater management;
- an executed site plan agreement with the City; and
- adequate water, sanitary, and stormwater management services to support development on the site.

The City has constructed the necessary water and sanitary services a number of years ago to accommodate development in the Jennings Creek Neighbourhood. The proposal has been reviewed by the City, KRCA, and the Ministry of Transportation to ensure that the site is properly serviced and has proper access. Staff will be issuing site plan approval shortly and the developer will be entering into an executed and secured site plan agreement with the City. As a result, the requirements have 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 'General Commercial' on Schedule 'JC2' of the Jennings Creek Community Development Plan to 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 'General Commercial – Special Exception Nine - Holding One [GC-S9)(H1] Zone', which permits a large format home improvement store. Since Staff are close to issuing final site plan approval for the project, it is now appropriate to remove the Holding (H) provision.

### **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.

### **Servicing Implications:**

The property is serviced by municipal water, sanitary and storm sewer services to support development.

### **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 Richard Holy, Director of Development Services, 705.324.9411 ext 1246.

Appendix A – Location Map



PLAN2023-020  
Appendix A.pdf

## Appendix B – Proposed Site Plan



PLAN2023-020  
Appendix B.pdf

## Appendix C – Draft Zoning By-law



PLAN2023-020  
Appendix C.pdf

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**Department Head:** Richard Holy, Director of Development Services

**Department File:** D06-2023-004