

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2017-063

Date: November 14, 2017
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 11 - Lindsay

Subject: An application to amend the Town of Lindsay Zoning By-law 2000-75 to remove the Holding (H) symbol to allow the construction of three semi-detached dwellings with a total of six dwelling units at 110-120 Mary Street West, Lindsay (GRIMES)

Author Name and Title: Ian Walker, Planning Officer – Large Developments

Recommendations:

RESOLVED THAT Report PLAN2017-063, respecting **Plan 8P, Part of Park Lot D1, 57R-9184, Part 21, Former Town of Lindsay, “GRIMES – Application D06-17-031”**, be received;

THAT Zoning By-Law Amendment application D06-17-031 identified as 110-120 Mary Street West, City of Kawartha Lakes, as generally outlined in Appendix “C” to Report PLAN2017-063, 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.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

This application was received on October 23, 2017 and deemed to be a complete application. This application proposes to remove the Holding (H) symbol from Schedule "A" of the Town of Lindsay Zoning By-law 2000-75, which regulates development and use of 110-120 Mary Street West. The removal of the Holding (H) symbol would permit the lot to be developed with three semi-detached dwellings with a total of six dwelling units in accordance with the permitted uses in the "Residential Three Special Sixteen (R3-S16) Zone".

Owner: Andrew Grimes

Legal Description: Plan 8P, Part of Park Lot D1, 57R-9184, Part 21, former Town of Lindsay

Designation: "Residential", Town of Lindsay Official Plan

Zone: "Residential Three Special Sixteen – Holding [R3-S16(H)] Zone" on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75

Lot Area: 1,618.4 sq. m. [17,424 sq. ft. – MPAC]

Site Servicing: Municipal sanitary sewer, storm sewer and water supply

Existing Uses: Vacant Residential (Former Brownfield Site)

Adjacent Uses: North: Residential (Townhouse)
East: Vacant – Mixed Residential-Commercial
South: Mary Street, Residential (Multiple Attached Dwelling)
West: Lisbeth Crescent, Residential (Single Detached)

Rationale:

The subject land is 1,618.4 sq. m. (17,424 sq. ft.) which has been zoned as "Residential Three Special Sixteen – Holding [R3-S16(H)] Zone". The lot is currently vacant. The "R3-S16(H)" zone was applied to this property on November 22, 2016 (By-law 2016-214). The Holding (H) symbol is to be removed to permit development of the lot in accordance with the following criteria:

- The owner shall register a Record of Site Condition (RSC) with the Ministry of the Environment and Climate Change's Brownfields Environmental Site Registry.

The landowner has applied to have the Holding (H) provision removed to allow the construction of three (3) semi-detached dwellings with a total of six (6) dwelling units in accordance with the "R3-S16" zone provisions. See Appendix 'B'. The property is subject to registration of a Record of Site Condition (RSC), and on October 20, 2017, the owner received confirmation from the Ministry of the Environment and Climate Change (MOECC) that the RSC was registered (RSC No. 223772). The owner has satisfied the condition above; therefore it is

appropriate for Council to consider removal of the Holding (H) provision for this lot.

Provincial Policies:

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

Official Plan Conformity:

The land is designated 'Residential' on Schedule 'A' of the Town of Lindsay Official Plan. The proposed use of the property conforms to the applicable policies of the official plan designation.

Zoning By-law Compliance:

The portion of the property being considered by this application is zoned "Residential Three Special Sixteen – Holding [R3-S16(H)] Zone", which permits six semi-detached dwelling units, subject to established development provisions. 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 considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed by the owner/applicant to the Ontario Municipal Board. In the event of an appeal there could be costs for legal representation and planning staff.

Relationship of Recommendation(s) 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 vibrant and growing economy and healthy environment strategic goals as it attracts new residents, and promotes restoration and redevelopment of an existing brownfield site.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Servicing Implications:

The lot is connected to full municipal services within the Lindsay municipal service area.

Consultations:

Notice was given in accordance with the Planning Act. To date, we have received the following comments:

Agency Review Comments:

October 26, 2017 – The Building Division advised it has no concerns.

November 1, 2017 – The Engineering and Corporate Assets Department confirms it has no objection to this application.

Development Services – Planning Division Comments:

The landowner has registered RSC No. 223772 with the MOECC Brownfields Environmental Site Registry. Staff support this application based on the information contained in this report and the comments received as of November 3, 2017. As such, staff respectfully recommends that the proposed zoning by-law application to remove the Holding (H) symbol be approved and adopted by Council.

Attachments:

Appendix 'A' – Location Map



PLAN2017-063
Appendix A.pdf

Appendix 'B' – Proposed Development Plan, dated September 6, 2016



PLAN2017-063
Appendix B.pdf

Appendix 'C' – Draft Zoning By-law Amendment



PLAN2017-063
Appendix C.pdf

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Department Head: Chris Marshall, Director, Development Services

Department File: D06-17-031