



## Council Report

---

<b>Report Number:</b>	<b>PLAN2023-049</b>
<b>Meeting Date:</b>	September 26, 2023
<b>Title:</b>	<b>Removal of Holding Four (H4) Symbol for 43 Kent Street East, Former Town of Lindsay</b>
<b>Description:</b>	An application to amend the Town of Lindsay Zoning By-law 2000-75 to remove the Holding Four (H4) symbol on the Residential Three Holding Four [R3(H4)] zone on the property municipally addressed as 43 Kent Street East, former Town of Lindsay, City of Kawartha Lakes (File D06-2023-020)
<b>Author and Title:</b>	Maryann Hunt, Supervisor of Development Services

---

### Recommendations:

**That** Report PLAN2023-049, **Removal of Holding Four (H4) Symbol for 43 Kent Street East, Former Town of Lindsay**, be received;

**That** the proposed zoning by-law amendment, substantially in the form attached as Appendix 'B' to Report PLAN2023-049, be approved 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:**

The purpose of the zoning by-law amendment is to remove the Holding Four (H4) symbol on the property located at 43 Kent Street East in the former Town of Lindsay.

Owner:	Cheryle Fildey
Applicant:	Same as owner
Legal Description:	Part of Lot 14, North of Ridout Street
Official Plan:	Residential (Town of Lindsay Official Plan, 2000)
Zone:	Residential Three Holding Four [R3(H4)] Zone (Town of Lindsay Zoning By-law 2000-75)
Site Size:	386.54 sq. m. (4,160.68 sq. ft.)
Site Access:	Municipal road
Site Servicing:	Municipal water and sanitary sewers
Existing Uses:	Residential
Adjacent Uses:	Residential and commercial

## **Rationale:**

The subject lands are located east of downtown Lindsay and south of the Scugog River in a residential area. The property currently contains a single detached dwelling and detached structure.

The Holding (H) symbol was placed on the lands to require a satisfactory Environmental Impact Study (EIS) for any development or major redevelopment on the property. The owners are planning to add an addition onto the existing dwelling for accessibility purposes therefore the Holding Four (H4) Symbol is required to be removed in order to permit that development to occur. Kawartha Region Conservation Authority has reviewed the requirement for the EIS and has confirmed that it is not required or appropriate in order to permit the property to continue to develop as a residential use.

On this basis, it is appropriate for Council to consider removal of the Holding Four (H4) provision for the subject lands.

### **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 lands are designated 'Residential' on Schedule A of the Town of Lindsay Official Plan, 2000. The proposed development conforms to the applicable policies of the designation.

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

The subject land is zoned Residential Three Holding Four [R3(H4)] Zone under the Town of Lindsay Zoning By-law 2000-75. The Holding Symbol is no longer necessary for the appropriate development of the land as the EIS is no longer required.

The R3 Zone permits a single detached dwelling and accessory buildings and structures. The property currently contains a single detached dwelling and accessory structure. Removing the Holding Symbol will allow for further future development of the subject lands in accordance with the provisions of the R3 zone and Town of Lindsay Zoning By-law 2000-75.

### **Other Alternatives Considered:**

No other alternatives have been taken into consideration.

### **Alignment to 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 implementing appropriate development permissions for residential lots 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 development is serviced by municipal water and sanitary sewers.

### **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 Four (H4) 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 – Key Map**



PLAN2023-049  
Appendix A Key Map.

#### **Appendix B – Zoning By-law Amendment**



PLAN2023-049  
Appendix B ZBA.pdf

**Department Head email:** [rholy@kawarthalakes.ca](mailto:rholy@kawarthalakes.ca)

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

**Department File:** D06-2023-020