



Council Report

Report Number: PLAN2023-067

Meeting Date: December 12, 2023

Title: **Removal of Holding for Austin and Alana Westlake, Omemee**

Description: An application to amend the Village of Omemee Zoning By-law to remove the Holding (H) symbol from the Residential Type One Exception Nine - Holding [R1-9)(H] Zone to permit the Towing Operation with Related Outdoor Storage and Minor Vehicle Inspection and Repairs as a Secondary Use to the Residential Use on the Property 43 & 46 Deane Street North, Omemee (Austin and Alana Westlake, File D06-2022-026)

Author and Title: **Richard Holy, Director of Development Services**

Recommendations:

That Report PLAN2023-067, **Removal of Holding for Austin and Alana Westlake, Omemee**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix C to Report PLAN2023-067, 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 Type One Exception Nine - Holding [R1-9](H) Zone. The effect of the amendment is to permit a towing operation with related outdoor storage and minor vehicle inspection and repairs as a secondary use to the residential use at 43 & 46 Deane Street North, Omemee.

Owner:	Austin and Alana Westlake
Applicant:	Ken Westlake
Legal Description:	Plan 109, Block 10, Midland Railway lands, former Village of Omemee, now City of Kawartha Lakes
Official Plan:	Urban in the County of Victoria Official Plan
Zoning:	Residential Type One Exception Nine – Holding [R1-9(H)] Zone in Village of Omemee Zoning By-law 1993-15
Area:	1.14 hectares (2.82 acres) total lot area 0.67 hectares (1.67 acres) area of rezoning
Site Servicing:	The property is serviced by well and septic system which jointly serves the dwelling
Existing Uses:	The property currently contains a single detached dwelling, a large storage shed used for minor repairs related to the towing operation, a building used for office space and minor repairs related to the towing operation, and the outdoor vehicle storage compound
Adjacent Uses:	North: Vacant land and Trans Canada Trail East: Scott Young Public School South: Urban residential West: Vacant land and urban residential

Rationale:

The subject property is located in Omemee on 43 & 46 Deane Street North in Omemee. The southerly half of the property was zoned Residential Type One Exception Nine – Holding [R1-9(H)] Zone through By-law 2022-198 to permit a towing operation with related outdoor storage and minor vehicle inspection and repairs as a secondary use to

the residential use. The Holding (H) symbol was placed to ensure that site plan approval was obtained.

The applicant has submitted a site plan, which was circulated for review by commenting departments and agencies. The submission has addressed the comments received to permit the plans to be approved. As a result, it is now appropriate to remove the (H) Holding 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 Urban on Schedule A-11 of the County of Victoria 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 Type One Exception Nine – Holding [R1-9](H) Zone, which permits the proposed towing operation with related outdoor storage and minor vehicle inspection and repairs. Since Staff have finalized the site plan approval process, it is now appropriate to remove 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 the Vibrant and Growing Economy priority by providing economic opportunities for local businesses to operate.

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 through a common septic system and well. The development has an approved entrance from the Public Works Department.

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



Appendix A -
PLAN2023-067.docx

Appendix B – Proposed Site Plan



Appendix B -
PLAN2023-067.docx

Appendix C – Draft Zoning By-law



D06-2022-026
By-law Removal of F

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services

Department File: D06-2022-026