



Council Report

Report Number: PLAN2024-008

Meeting Date: February 20, 2024

Title: **Removal of Holding (H) Symbol for King's Wharf Subdivision Lots 8, 9 and 18, Plan 57M-808, Geographic Township of Emily**

Description: An application to amend the Township of Emily Zoning By-law 1996-30 to remove the Holding (H) symbol from the Rural Residential Three Holding [RR3(H)] and Rural Residential Three Exception Ten Holding [RR3-10(H)] zones on Lots 8, 9 and 18 on Plan 57M-808
(File D06-2024-002)

Author and Title: Maryann Hunt, Supervisor of Development Planning

Recommendations:

That Report PLAN2024-008, Removal of Holding (H) Symbol for King's Wharf Subdivision Lots 8, 9 and 18, Plan 57M-808, Geographic Township of Emily be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix 'B' and 'C' to Report PLAN2024-008, be adopted by Council; and

That the Mayor and Clerk be authorized to execute the by-law 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 (H) symbol on a number of lots located in the King's Wharf Plan of Subdivision. The Holding (H) symbol was placed on the lots to prohibit development until well testing reports have been submitted to the satisfaction of the City. The well tests are required to confirm that there will be no negative impacts on adjacent wells through the development of the subject lands and that there is a suitable quantity of water for the proposed residential uses. The effect of removing the Holding (H) symbol is to facilitate the development of residential uses on the associated lots.

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| Owner: | 2594441 Ontario Inc. c/o Paul Charron |
| Applicant: | TD Consulting c/o Tom DeBoer |
| Legal Description: | Registered Plan 57M-808 Lots 8, 9 and 18, geographic Township of Emily, City of Kawartha Lakes |
| Designation: | 'Waterfront' and 'Environmental Protection' on Schedule A of the City of Kawartha Lakes Official Plan (2012) |
| Zone: | Rural Residential Three Holding [RR3(H)] and Rural Residential Three Exception Ten Holding [RR3-10(H)] on Schedule A to the Township of Emily Zoning By-law 1996-30 |
| Site Servicing: | Private septic and well systems; stormwater management pond |
| Existing Uses: | Vacant Lots |
| Adjacent Uses: | North: Lakeview Estates shoreline community and Agricultural uses South and West: Agricultural uses East: Pigeon Lake |

Rationale:

The subject lands are located at the southwest corner of King's Wharf Road and Pigeon Lake Road south of Bobcaygeon (see Appendix 'A'). The entirety of the lands are approximately 18.4 hectares.

The Holding (H) symbol was placed to ensure that the owner provided the City with satisfactory well tests that confirm that there would be no negative impact to the adjacent existing wells as a result of the development of the subject lands for residential purposes. The owner has provided the City with three well testing reports for Lots 8, 9 and 18 dated December 28, 2023. The reports conclude that the wells provide a suitable quantity of water to support the residential uses without interfering negatively on the surrounding wells or uses.

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

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 'Waterfront' and 'Environmental Protection' on Schedule A of the City of Kawartha Lakes Official Plan. The proposed development conforms to the applicable policies of the designations.

Zoning By-law Compliance:

The lands subject to the application are zoned Rural Residential Three Holding [RR3(H)] and Rural Residential Three Exception Ten Holding [RR3-10(H)] on Schedule A to the Township of Emily Zoning By-law 1996-30. The Holding (H) provision was applied to ensure that the owner provided satisfactory well tests to support the residential development. As discussed, the City has been provided with studies that have been deemed satisfactory.

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 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 development is serviced by private septic and water services as well as a stormwater management pond.

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, 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 Leah Barrie, Director of Development Services, 705-324-9411 ext. 1240.

Appendix A – Key Map



PLAN2024-008
Appnedix A Key Map.

Appendix B – Zoning By-law Amendment



PLAN2024-008
Appendix B Zoning By

Appendix C – Schedule A to Zoning By-law Amendment



PLAN2024-008
Appendix C Zoning By

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Department File: D06-2024-002