



Planning Advisory Committee Report

Report Number:	PLAN2024-047
Meeting Date:	July 10, 2024
Title:	Amend the Township of Somerville Zoning By-law 78-45 at 5 Crego Street, Plan 105 Part of Lot 1, West of Monck Road, South of Crego Street Geographic Township of Somerville, City of Kawartha Lakes
Description:	Rezone the 'Subject Land' in the Township of Somerville Zoning By-law Number 78-45 from 'Community Facility' (CF) Zone to 'Rural Residential Type Two Exception' (RR2-XX) Zone to permit the conversion of an existing building previously used as a community facility to a residential dwelling unit and recognize the existing lot deficiencies.
Type of Report:	Regular Meeting
Author and Title:	Lindsay Nooren, RPP, MCIP, and Michael Hanifi, RPP, MCIP, of Dillon Consulting Ltd. on behalf of Kawartha Lakes Planning Division

Recommendation(s):

That Report PLAN2024-047, **Amend the Township of Somerville Zoning By-law 78-45 at 5 Crego Street**, be received for information;

That a Zoning By-law Amendment respecting application D06-2024-009, substantially in the form attached as Appendix D to Report PLAN2024-047, **Amend the Township of Somerville Zoning By-law 78-45 at 5 Crego Street**, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The proposal is to permit the conversion of an existing building previously used as a community facility to a residential dwelling unit and recognize the existing lot deficiencies (i.e. insufficient lot area, frontage, front yard, and flankage yard). The subject site is located on the corner of Crego Street and Monck Road with a driveway located off Monck Road. It is within the Village of Kinmount in the Geographic Township of Somerville.

Owner:	Michael LeBlanc & Christine Brickman
Applicant:	D.M. Wills Associates Limited % Marnie Saunders
Legal Description:	Plan 105 Part of Lot 1, West of Monck Road, South of Crego Street, Township of Somerville, City of Kawartha Lakes
Official Plan:	'Hamlet Settlement' in the City of Kawartha Lakes Official Plan
Zone:	'Community Facility' (CF) Zone in the Township of Somerville Zoning By-law 78-45, as amended
Site Size:	Total – 742.67 sq. metres (0.18 acres)
Site Servicing:	City owned/operated piped water system
Existing Use:	The property is currently developed with a former church and masonic lodge with a ground floor area of approximately 143.3 square metres
Surrounding Uses:	The majority of surrounding uses include residential, commercial, and community facility uses

At the Planning Advisory Committee (PAC) on June 5th, 2024, the application was received and referred back to staff to address agency comments and for further review of technical studies. This included issues pertaining to the existing driveway and safe entrance considerations as well as easement issues relating to municipal infrastructure running parallel to the existing driveway.

Rationale:

Staff were notified after the June 5th PAC Meeting that the applicant has applied for a Safe Entrance Permit through the Public Works Department, and has engaged legal staff to determine the history of the property related to the easement over the infrastructure. In terms of the missing easement information, the City's legal staff have drafted an easement to be registered on title to the owner's property at the expense of the City for the existing water and wastewater infrastructure thereon.

No further comments have been received since the meeting regarding the zoning permissions the applicant is seeking to apply to the property. As all issues initially raised are being addressed by legal staff and Public Works at this time with the applicant, Planning Staff are satisfied that these issues are being resolved separately and would no longer impact the proposed zoning permissions. Planning Staff therefore recommend approval of the Zoning By-law Amendment.

Other Alternatives Considered:

N/A

Alignment to Strategic Priorities:

For reference the four strategic priorities within the 2024 Kawartha Lakes Strategic Plan are:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Ontario Land Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Development Services – Planning Division Comments:

The application generally conforms to the Growth Plan and is consistent with the Provincial Policy Statement. The application also generally conforms to the policies of the City of Kawartha Lakes Official Plan.

The rezoning to address the applicable lot deficiencies associated with the existing dwelling is generally appropriate. No built form changes or alterations to the site are proposed. Staff support the rezoning of the subject lands on the basis that the easement and safe entrance permit concerns are resolved with Legal and Public Works as conditions of approval.

Conclusion and Recommendation:

The proposal represents good land use planning by providing additional housing supply through a rezoning, in accordance with policies of the PPS, and the Growth Plan, Kawartha Lakes Official Plan, and Township of Somerville Zoning By-law.

Staff respectfully recommends that the Zoning By-law Amendment respecting application D06-2024-009, substantially in the form attached as Appendix 'E' to Report **PLAN2024-047** be approved and adopted by Council.

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email Lindsay Nooren at dillonplanning@kawarthalakes.ca.

Attachments:

Appendix A – Location Map



APPENDIX A Crego
Location Map.pdf

Appendix B – Aerial



APPENDIX B
CREGO.pdf

Appendix C – Revised Site Plan



APPENDIX C Crego
Revised Site Plan.pdf

Appendix D – June 5th 2024 PAC Meeting Agenda + Staff Report



APPENDIX D
eSCRIBE Minutes.pdf

Appendix E – Draft Zoning By-law Amendment + Draft Zoning By-law Schedule



APPENDIX E Crego
St. Draft By-law.pdf

Department Head Email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Department File: D06-2024-009