



Council Report

Report Number: PLAN2024-040

Meeting Date: June 25, 2024

Title: **Removal of Holding (H) Symbol for Hemlock Crescent and Cedartree Lane, Former Village of Bobcaygeon**

Description: An application to amend the Village of Bobcaygeon Zoning By-Law 16-78 to remove the Holding (H) symbol on the Urban Residential Type One Exception Twenty - Holding 'R1-S20(H)' Zone and the Open Space Exception One - Holding 'O1-S1(H)' Zone on property located at Hemlock Crescent and Cedartree Lane, Former Village of Bobcaygeon, City of Kawartha Lakes

Author and Title: Leah Barrie, Director of Development Services

Recommendation(s):

That Report PLAN2024-040, **Removal of Holding (H) Symbol for Hemlock Crescent and Cedartree Lane, Former Village of Bobcaygeon**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix B to Report PLAN2024-040, be approved by Council; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The purpose of the application is to remove the Holding (H) symbol on the subject property located at Hemlock Crescent and Cedartree Lane in the former Village of Bobcaygeon.

Owner: 2223256 Ontario Ltd. (Michael Spinosa, Apex Development Group)

Applicant: Same as Owner

Legal Description: Lots 48 to 81 and 86-87, Registered Plan No. 626 and Lots 1 to 27, Registered Plan No. 627

Official Plan: Urban Area (Victoria County Official Plan)

Zoning: Urban Residential Type One Exception Twenty - Holding 'R1-S20(H)' Zone and the Open Space Exception One - Holding 'O1-S1(H)' Zone Site-specific By-law 2022-146 (Village of Bobcaygeon Zoning By-law 16-78)

Site Access: Municipal road

Site Servicing: Municipal water and sanitary sewers

Existing Uses: Vacant

Adjacent Uses: Residential, wooded area

Rationale:

The subject property is vacant land located at Hemlock Crescent and Cedartree Lane in the Village of Bobcaygeon (see Appendix 'A'). The property is described as multiple lots on Plans 626 and 627. The plans of subdivision were registered in the 1990's and are subject to a registered Subdivision Agreement. The subdivision is partially developed with a number of the lots containing single detached dwellings; a concurrent Development Agreement has been prepared to address the numerous lots in the subdivision that are not developed. Planning Advisory Committee Report PLAN2024-039 delivering the subject Development Agreement was received for information on June 5, 2024.

The undeveloped portion of the subdivision was the subject of Deeming By-law 2006-310 passed by Council on October 24, 2006, to ensure that no further development would take place in the subdivision until the matter of completing the services with appropriate guarantees was achieved. The matter with the previous developer has been

adjudicated, and the current owner has purchased the property with the intent of completing the servicing to current City standards and developing the remaining lots.

The property is subject to site-specific Zoning By-law 2022-146 that includes a Holding (H) provision to require that 1) the owner enter into a Development Agreement with the City with the necessary securities, and 2) to apply to repeal the Deeming By-law.

Council's repeal of the Deeming By-law was registered on November 8, 2022 and had the effect of reinstating the lots within Plans 626 and 627. With the Development Agreement substantially complete, Council is now in a position to remove the Holding (H) provision.

The developer has also applied to enter into a Model Home Agreement with the City to construct two (2) serviced single detached dwelling units, and the balance of the 61 dwelling units will be constructed in accordance with the registered Agreements.

Applicable Provincial Policies:

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 including Amendment 1, 2020 and is consistent with the Provincial Policy Statement, 2020.

Official Plan Conformity:

The lands are designated 'Urban Area' in the Victoria County Official Plan (1978), which permits a range of residential uses and densities. The proposed development conforms to the applicable policies of the designation.

Zoning By-law Compliance:

The subject land is zoned Urban Residential Type One Exception Twenty - Holding 'R1-S20(H)' Zone and the Open Space Exception One - Holding 'O1-S1(H)' Zone Site-specific By-law 2022-146. The Holding (H) Symbol is no longer necessary for the appropriate development of the land as Council has repealed the Deeming By-law and has received the Development Agreement. Removing the Holding (H) Symbol will allow for further future development of the subject lands in accordance with the provisions of the Zoning By-law.

Other Alternatives Considered:

No other alternatives have been taken into consideration.

Alignment to Strategic Priorities

The 2024-2027 Kawartha Lakes Strategic Plan identifies the following four strategic priorities:

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

In alignment with the strategic priorities, the Riverside Heights/Iris Grove Bobcaygeon subdivision will help the City achieve its target of constructing 6,500 housing units by 2031 as stated in the Housing Pledge adopted by Council on November 21, 2023.

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 to be 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 application to remove the Holding (H) Symbol be approved and adopted by Council.

Attachments:

Appendix A – Location Map



PLAN2024-040
Appendix A - Location

Appendix B – Zoning By-law Amendment



PLAN2024-040 H
Removal By-law River:

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Department Head: Leah Barrie, Director of Development Services

Department File: D06-2022-022