



## Planning Advisory Committee Report

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<b>Report Number:</b>	<b>PLAN2024-065</b>
<b>Meeting Date:</b>	November 27, 2024
<b>Title:</b>	Zoning By-law Amendment, W/S, 61 and 75 Logie Street, Town of Lindsay (Kemp and Sweeney) TD Consulting INC.
<b>Description:</b>	Amendment to develop 16 semi-detached, and 1 single detached dwelling unit across three separate lots D06-2023-015
<b>Type of Report:</b>	<b>Regular Meeting - Returning File</b>
<b>Author and Title:</b>	Matt Alexander, MCIP, RPP, WSP Canada Inc., on behalf of the City of Kawartha Lakes

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### Recommendation:

**That** Report **PLAN2024-065**, Zoning By-law Amendment, W/S, 61 and 75 Logie Street, Town of Lindsay (Kemp and Sweeney) TD Consulting INC., be received;

**That** a Zoning By-law Amendment, respecting application D06-2023-015, substantially in the form attached as Appendix D to Report PLAN2024-065, 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 Zoning By-law Amendment application pertains to the lands identified as W/S, 61 and 75 Logie Street in the Town of Lindsay. The subject lands are made up of three parcels. The application is proposing to rezone lands in the Town of Lindsay Zoning By-law 2000-75 from the Future Residential (FR) Zone, to Residential One (R1) Special Exception Zone, and a Residential Three (R3) Special Exception Zone to facilitate the development of 16 semi-detached dwelling units, and one single detached dwelling unit, for a total of 17 dwelling units.

At the Council meeting of January 30, 2024, Council adopted the following resolution, resulting from the Planning Advisory Committee Recommendation carried at the Statutory Public Meeting held on January 17, 2024:

### **PAC2024-002/CR2024-019**

**That** Report PLAN2024-001, Town of Lindsay Official Plan Amendment and Town of Lindsay Zoning By-law Amendment at Part of Park Lot Z, West of Logie South of George, 57R-3575 Part 1; Plan 9P Part of Lots 13 to 15, and Part of Park Lot Q West of Logie, North of George, be received for information; and

**That** Report PLAN2024-001, Town of Lindsay Official Plan Amendment and Town of Lindsay Zoning By-law Amendment at Part of Park Lot Z, West of Logie South of George, 57R-3575 Part 1; Plan 9P Part of Lots 13 to 15, and Part of Park Lot Q West of Logie North of George, be referred back to Staff for processing until review of the technical studies has been completed.

It should be noted that following the initial submission of the application, which was for both an Amendment to the Town of Lindsay Official Plan, and the Town of Lindsay Zoning By-law, the Town of Lindsay Official Plan was repealed, and the Lindsay Secondary Plan was brought into force and effect. As a result, the Official Plan Amendment to the Town of Lindsay Official Plan is no longer required. The applicable land use designation in the Lindsay Secondary Plan permits the proposed residential use.

It should be further noted that following the initial submission of the application, on August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement, 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden

Horseshoe, 2019 while building upon housing-supportive policies from both documents. The proposed residential use is consistent with policies for Housing, Settlement Areas, Sewage, Water and Stormwater, and overall land use compatibility.

### **Rationale:**

Since the Public Meeting in January 2024, outstanding technical reviews of the submission materials were completed. Following the issuance of all comments to the applicant, the applicant submitted a second submission of the application to resolve engineering, planning and transportation related comments respecting the zoning by-law amendment application. The outstanding technical reviews on these matters have been completed. Part of these outstanding comments pertained to available servicing capacity, and ongoing Municipal initiatives.

As a result of an ongoing Municipal Class Schedule 'B' Environmental Assessment (EA) being undertaken by the City for the Logie Street Sanitary Pumping Station and Ridout Street Sanitary Pumping Station, Engineering staff expressed concerns over servicing capacity, and a desire to ensure that development of the site does not precede the required infrastructure improvements. The EA and design will inform the upgrade requirements and capacity increase needed to support the requested 17 residential units in the application. From a planning perspective, it is our opinion that there is no need to delay the Zoning By-law Amendment application. Staff feel that implementation of a Holding Provision will ensure that development does not precede confirmation of available servicing capacity following the completion of the EA and pending infrastructure upgrades.

### **Other Alternatives Considered:**

Planning staff believe that in-light of the ongoing EA's, the Zoning By-law Amendment application can still be supported. In discussions with Engineering and Public Works staff, it has been proposed that a Holding Provision be implemented with the Zoning By-law Amendment to ensure that the development does not precede the required infrastructure improvements downstream. Detailed design considerations can be addressed during site plan application stage following completion of the EA. As the application is proposing more than ten (10) units, site plan approval will be required.

## **Alignment to Strategic Priorities:**

For reference the four strategic priorities within the 2024-2027 Kawartha Lakes Strategic Plan are:

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

Approval of this Zoning By-law Amendment would align with an exceptional quality of life by providing diversity in housing options for the community. If approved, this proposal 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 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.

## **Consultations:**

As required under Section 34 of the Planning Act, notice was distributed to residents within 120 metres of the site, and signage was placed on site to notify interested parties of the Statutory Public Meeting that was held on January 17, 2024. The application was circulated to agencies and City Departments with the first and second submissions of the application.

Two members of the public emailed regarding the application following the first public meeting. One resident expressed their opposition to the application. The second resident expressed concerns over grading and stormwater runoff, infrastructure capacity and traffic concerns. These members of the public were notified of the file returning for a recommendation.

## Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email Matt Alexander at [Matt.Alexander@wsp.com](mailto:Matt.Alexander@wsp.com).

### Appendix A – Location Plan



Appendix A

### Appendix B – Aerial



Appendix B

### Appendix C – Proposed Site Plans



Appendix C

### Appendix D - Draft Zoning By-law Amendment



D06-2023-015 Draft  
Zoning By-law.docx



61-75 Logie St.pdf

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**Department Head:** Leah Barrie, Director of Development Services

**Department File:** D06-2023-015