



TO: MAYOR J. LEHMAN AND MEMBERS OF GENERAL COMMITTEE **FILE:** D09-OPA56, D14-1597, D12-403

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND RED-LINE REVISED DRAFT PLAN OF SUBDIVISION – SUMMITPINES ESTATES INC. 301, 311, 343 AND 351 COUNTY ROAD 27 (TOWN LINE ROAD) AND 38 HUMBER STREET

DATE: APRIL 4, 2016

The subject lands are designated Residential Area, Open Space Area and Environmental Protection Area within the City's Official Plan and are designated Low Density Residential, Open Space and Environmental Protection within the Ardagh Secondary Plan. The subject lands are zoned Residential Single Detached Dwelling (R3), (R3)(H-129), (R4), Open Space (OS), (OS)(SP-118) and Environmental Protection (EP).

On August 6, 2015, Summitpines Estates Inc. received Draft Plan Approval for 131 single detached residential lots on 301, 311, 343 County Road 27 (Town Line Road) and 38 Humber Street. In February 2016, Summitpines Estates Inc. acquired 351 Town Line Road with the intention of incorporating these lands into the subject Draft Plan to create five (5) additional single detached residential lots. As a result, the applicant is proposing to redesignate 351 County Road 27 (Town Line Road) from Open Space to Residential Area in the City's Official Plan and Low Density Residential in the Ardagh Secondary Plan and rezone these lands from Open Space Special (OS)(SP-118) to Residential Single Detached Dwelling Third Density (R3) and Residential Single Detached Dwelling Fourth Density (R4). In addition, the owner is proposing minor zoning adjustments to other lots and blocks within the balance of the property to implement the Draft Approved Plan of Subdivision as a result of detailed design.


The applicant has also filed a Red-line Revision to Draft Approved Plan of Subdivision application to facilitate the development approvals required for the five (5) additional lots. Should Council approve the subject Official Plan and Zoning By-law Amendment applications at a future meeting, Planning staff, through delegated approval, would recommend approval of the associated Red-line Revision following final approval of the implementing Zoning By-law. The technical details of the proposed development would be addressed through the implementation of Draft Plan of Subdivision Conditions and the required Subdivision Agreement with the City. These details would include such items as the construction of the public roadways, the provision of services and the construction of the proposed municipal park within the subject subdivision.

Given the recent previous public process associated with the original Official Plan and Zoning By-law Amendment applications and minor nature of the proposed revisions, it was determined that a Neighbourhood Meeting would not be required and that the Public Meeting would be sufficient to solicit public comments in accordance with the *Planning Act*.

The primary planning/land use items being considered at this time are:

- The efficient use of land and resources that optimize the use of existing servicing and transportation infrastructure.

Planning staff are targeting May 2, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendment applications.


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