

# General Committee

March 4, 2019

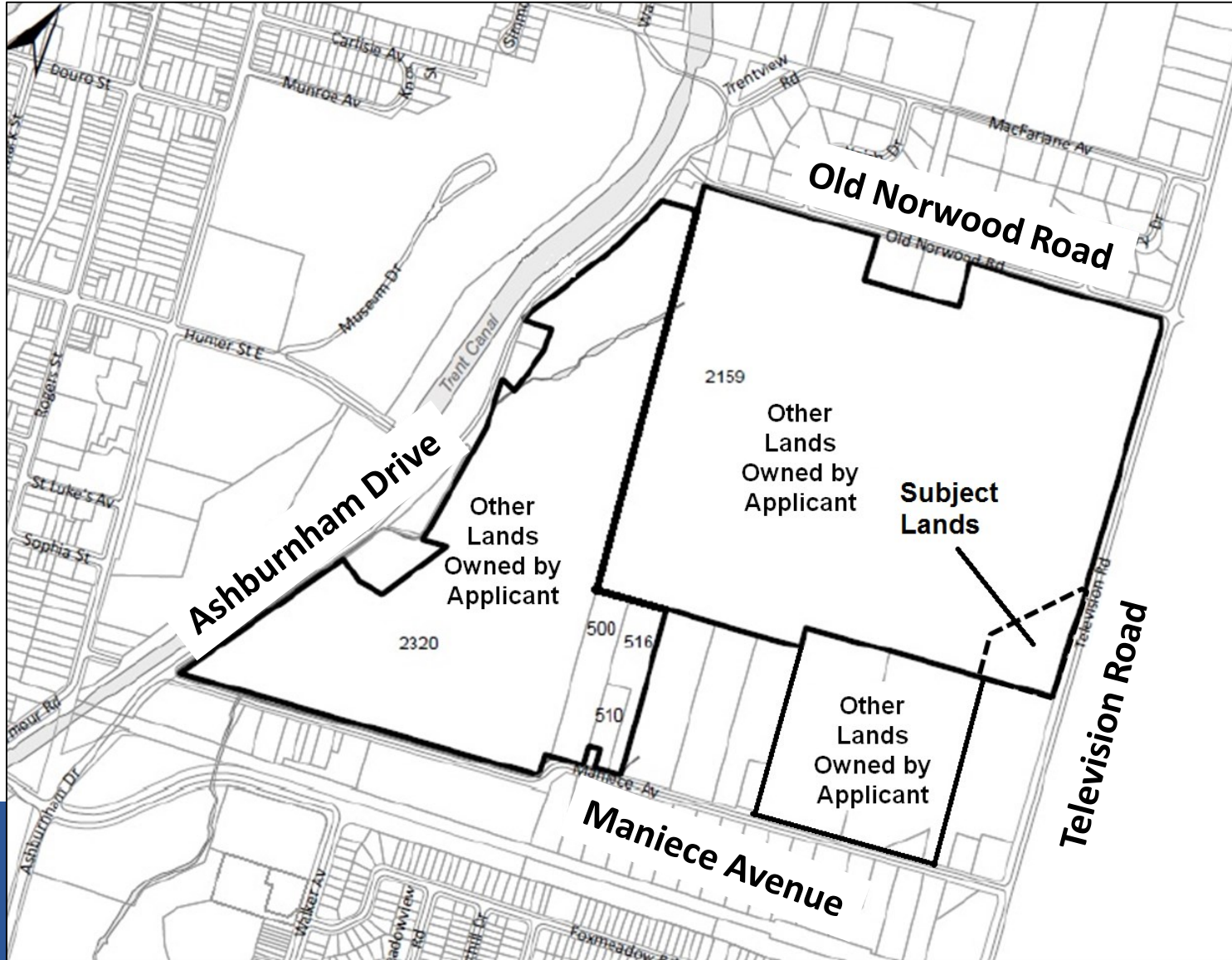


Report IPSPL19-007

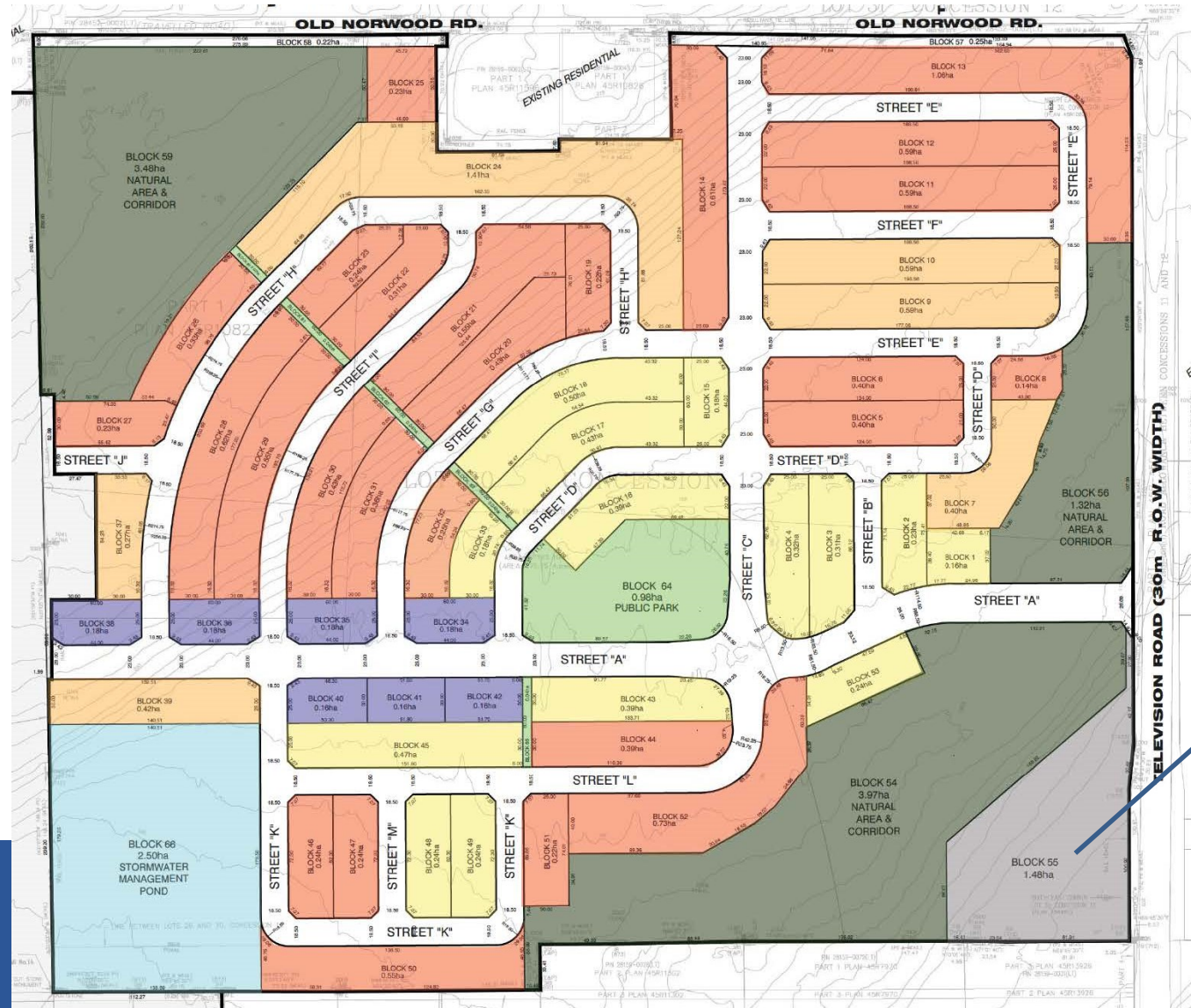
Proposed Temporary Use Zoning By-law Amendment

**PART OF 2159 OLD NORWOOD ROAD**

# Location



# “Ashborough Village” Subdivision

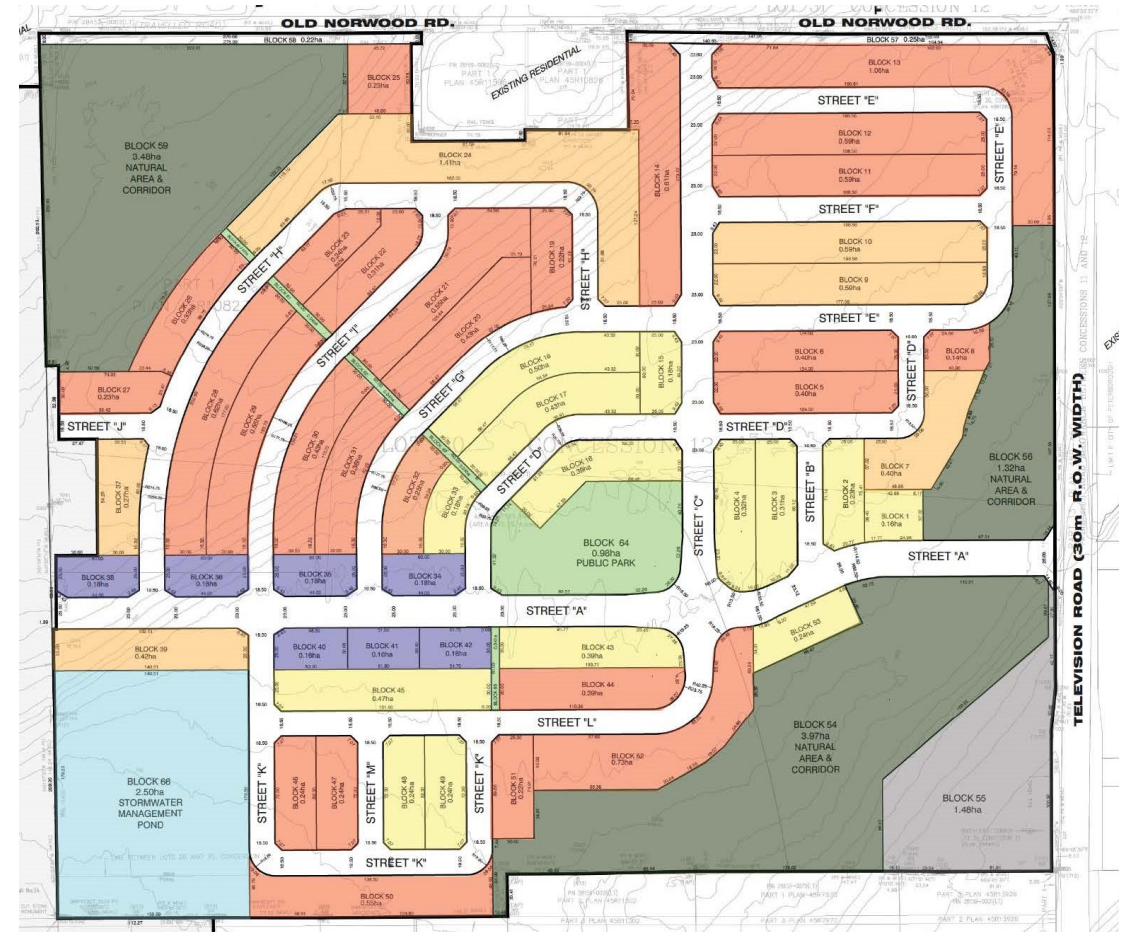


Subject  
Property



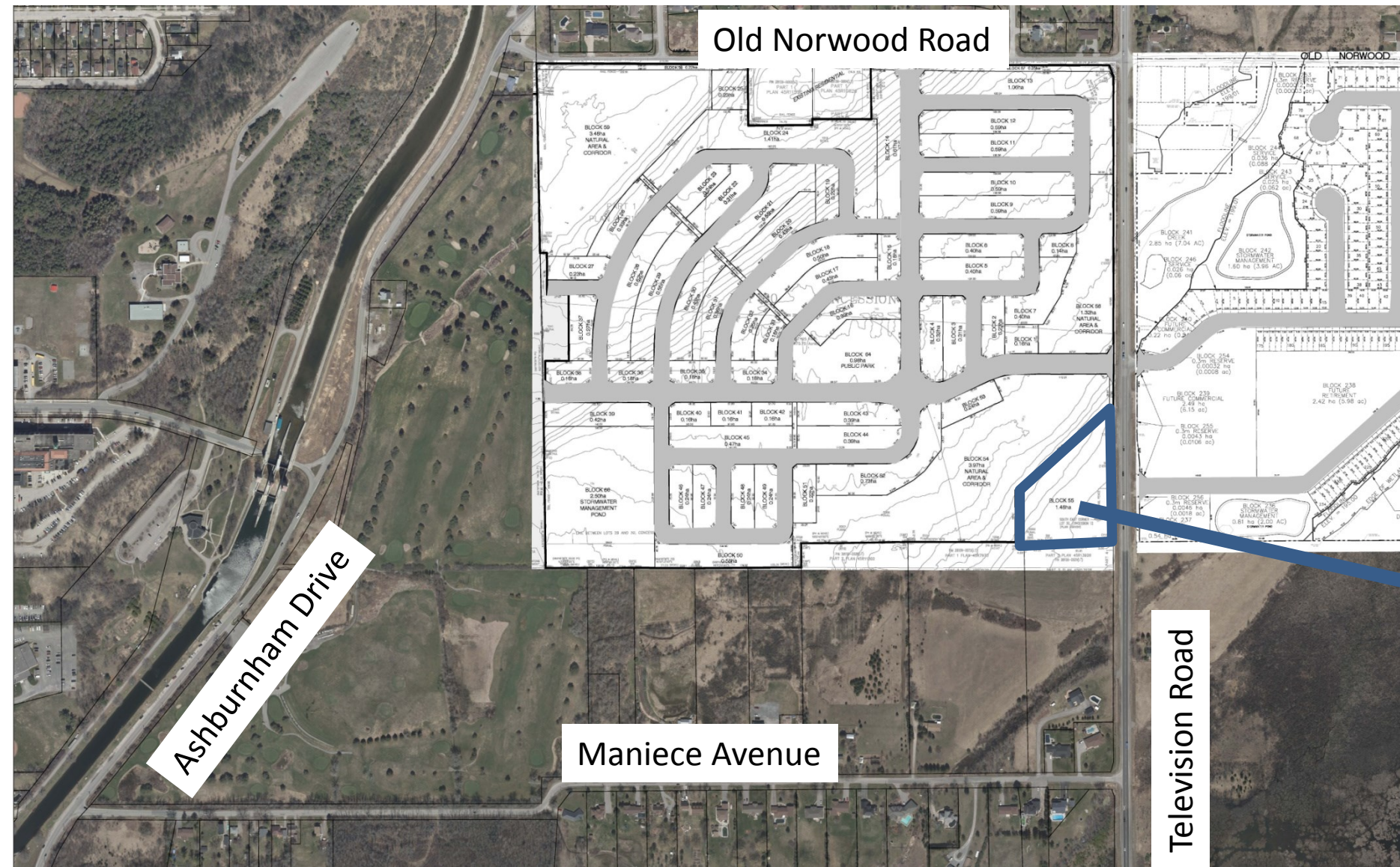
# “Ashborough Village” Subdivision

- September 2018:
  - Draft Plan of Subdivision Approval (subject to conditions)
  - Zoning By-law approved
  - Official Plan Amendment (OPA) No. 178 adopted (subject to appeal)





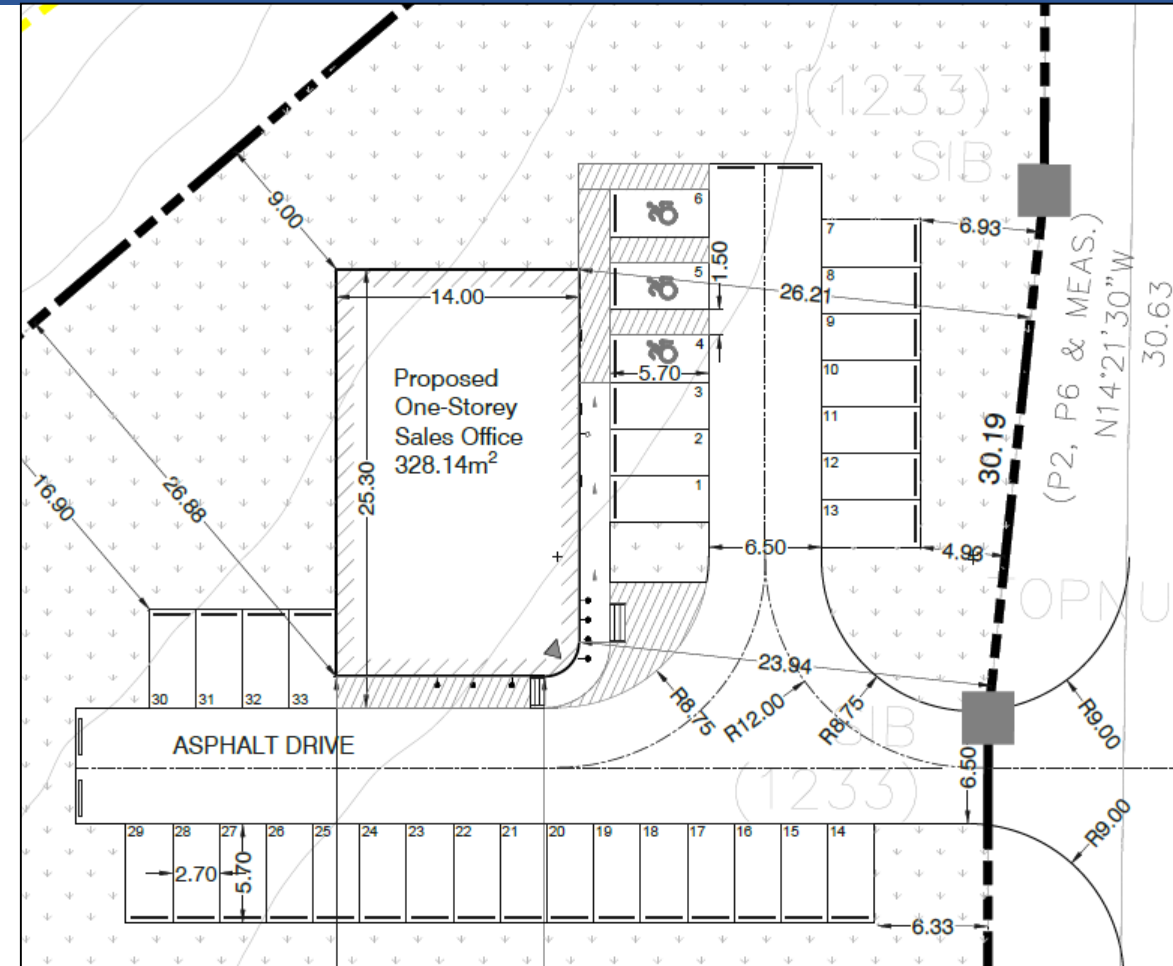
# Context



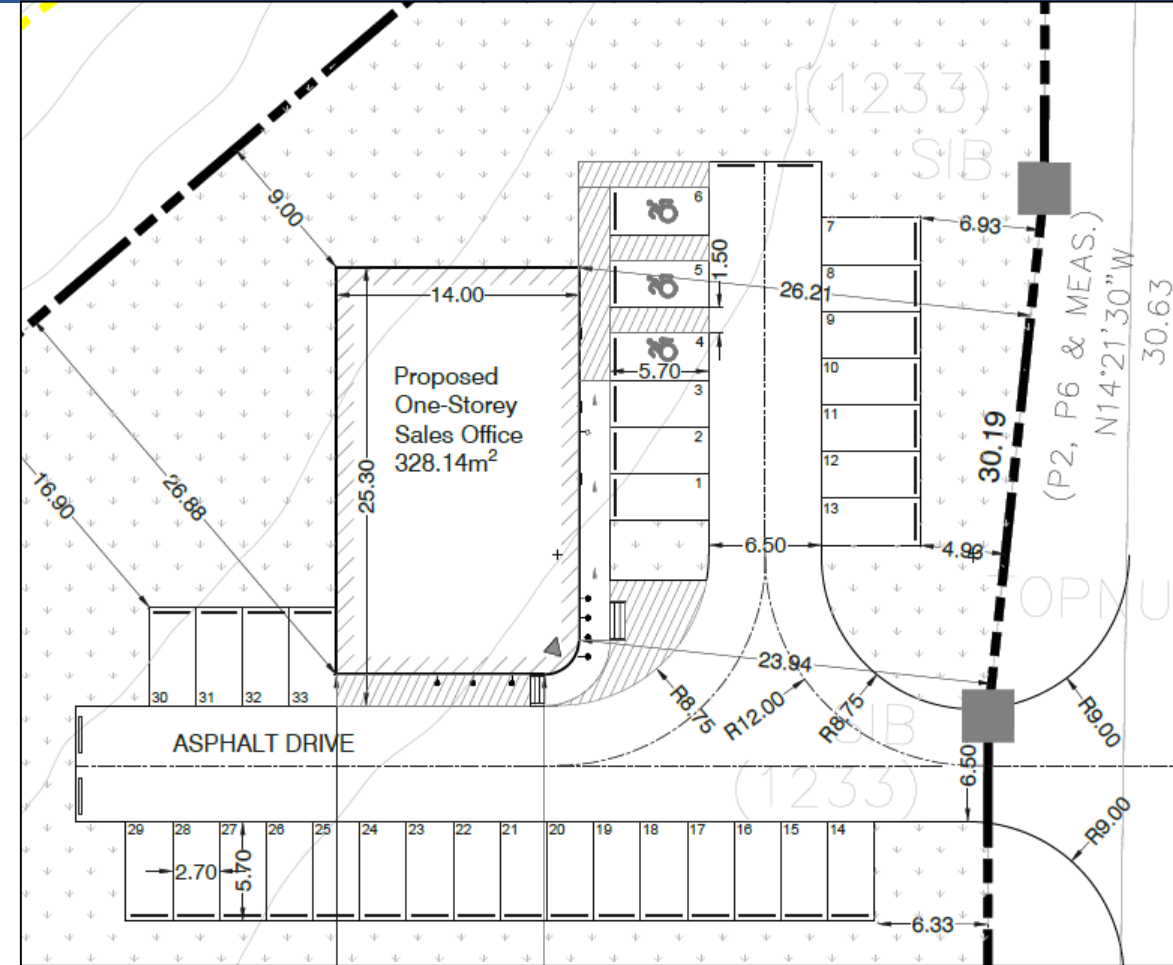
**Subject  
Property**

# Proposed Sales Office

- Typically permitted within subdivisions
- Building intended to be removed upon ultimate development of block (mixed use high density residential and local commercial)



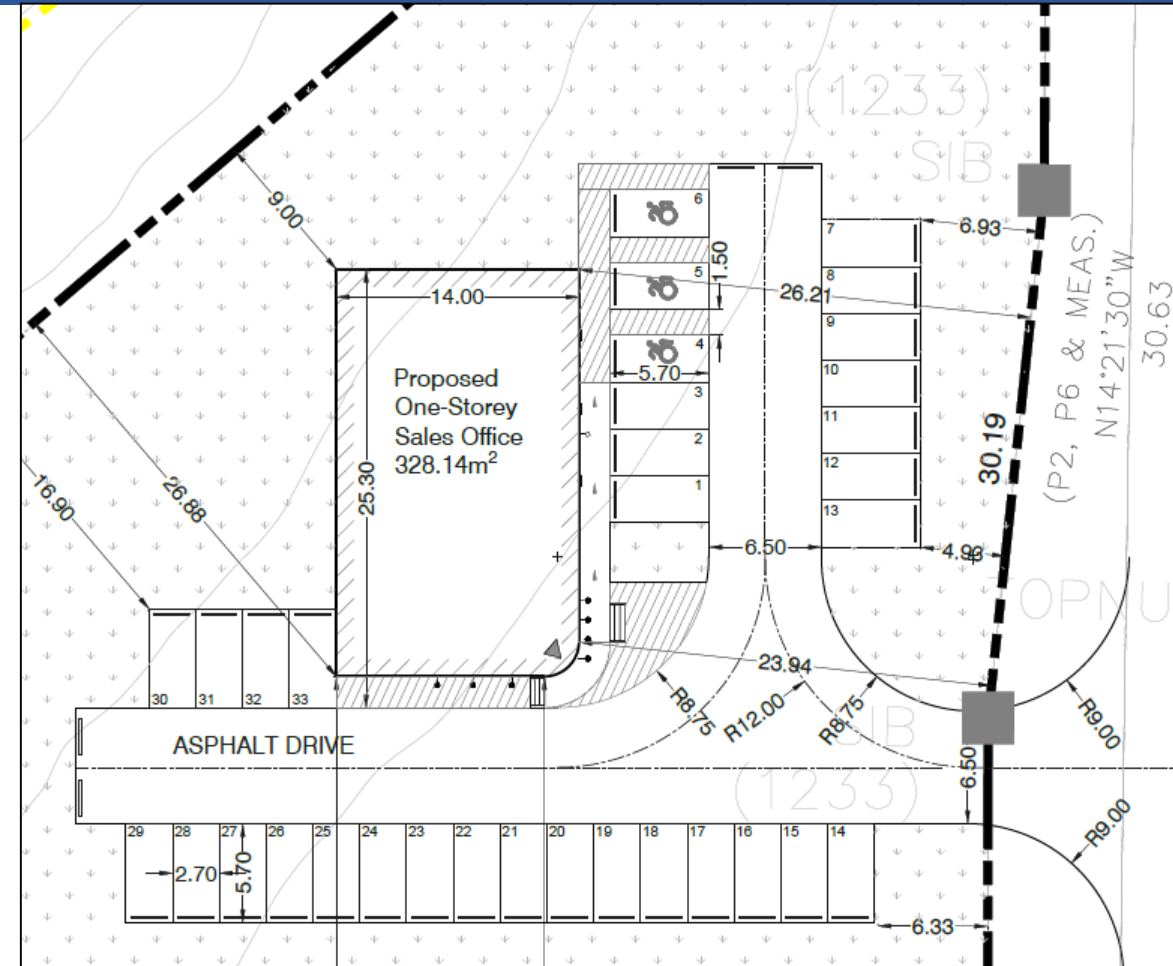
- Temporary relief from:
  - Current zoning
  - Municipal servicing requirements
- Requires Site Plan Approval
- Requires OPA 178 to come into effect





# Temporary Use By-law

- Section 24(2.1) of the Planning Act allows Council to pass a By-law that will conform to the Official Plan when OPA 178 comes into effect



# Public Notice

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- Notice of Application
  - Mail and email – September 18, 2018
  - Newspaper – November 27, 2018
- Notice of Public Meeting
  - Mail and email – February 5, 2019
  - Newspaper – February 6, 2019

# Comments Received

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- Most agencies had no comments
- Township of Otonabee South-Monaghan
  - Requested that entrance align with Safe Harbour Way or that City consider alignment of Safe Harbour Way when approving entrance
  - Entrance issues being addressed as part of Site Plan (File SPC-962 in progress)



# Comments Received

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- Letter received March 4, 2019 from area resident
  - Concerns with infrastructure planning and implementation related to the larger Ashborough Village subdivision
  - Request that no development proceed in the area until conditions of approval imposed on Ashborough Village have been resolved

# Recommended By-law

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- Requires Site Plan Approval before taking effect
- Requires Official Plan Amendment No. 178 to come into effect
- Effective for 3 years from date of passage (extensions may be granted by By-law)

# Summary

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- Proposed use is customary in new subdivisions
- Proposed use is consistent with the intent of Official Plan Amendment No. 178
- Technical and design issues will be addressed through Site Plan Approval
- Marketing of new homes is customary while subdivision plans are draft approved