



2. JENNINGS CREEK COMMUNITY DEVELOPMENT PLAN

2.1 LOCATION AND DESCRIPTION

The Jennings Creek Community Development Plan Area is situated in the northwest portion of the Town of Lindsay. It is approximately 236 hectares (583 acres) in size and is bounded by Colborne Street to the south, Highway 35 to the west, the Town of Lindsay/Ops Township municipal boundary to the north, and the existing developed lands on the west side of Angeline Street to the east. This area is defined as the Jennings Creek Community Development Plan Area as designated on Schedule “JC1”: Jennings Creek Community Development Plan Area.

The area is presently comprised of four large blocks under separate private ownership. The lands are vacant and generally flat to gently rolling with scattered areas of old fields and woodlots (although there are no environmentally sensitive features within the area). Jennings Creek flows in a west to east direction through the area, toward the Scugog River. There are also localized areas of poor drainage.

The lands adjacent to the Jennings Creek Community Development Plan Area are used primarily for recreation, rural and residential uses. The properties south of Colborne Street are developed for community park/recreation facilities owned by the Town of Lindsay (the “Wilson Fields”). The lands to the west are mainly rural, with the exception of the Lindsay Airport, which is located immediately to the west of Highway 35 opposite the central portion of the Community Development Plan Area. The lands to the north are mainly rural with limited residential uses. The area to the east of the Community Development Plan Area is developed with existing residential uses.

2.2 PURPOSE

The purpose of this Community Development Plan is to:

- a) Establish a development concept, objectives and policies for the Jennings Creek Community Development Plan Area;
- b) Define specific locations for land uses within the Jennings Creek Community Development Plan Area in accordance with the land use designations on Schedule “JC2”: Land Use Plan;
- c) Define the road network within the Jennings Creek Community Development Plan Area in accordance with the designations on Schedule “JC3”: Infrastructure Plan;



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- d) Establish development restrictions related to the Jennings Creek floodplain and/or fill line and flight paths and noise contours for the Lindsay Airport;
- e) Identify a preliminary route for the Northwest Trunk Sewer; and
- f) Provide for the phasing of development in accordance with Volume I of the Official Plan.

2.3 BACKGROUND

The Town of Lindsay, while in the process of preparing a new Official Plan, received a request from the Northwest Trunk Consortium to include a Community Development Plan for the Jennings Creek area in the new Official Plan. In support of this request, the Consortium provided planning, transportation and functional engineering reports specific to the Jennings Creek area.

The development concept and the resultant planning objectives and policies established for this Community Development Plan were developed in consideration of the policies of the new Official Plan (Volume I), the Northwest Trunk Consortium submissions, and a public open house held in August 1999.

2.4 DEVELOPMENT CONCEPT

The development concept embodied in this Community Development Plan is based upon a number of key elements including:

- a) Establishing a predominately low density residential neighbourhood character;
- b) Providing a commercial component to serve both neighbourhood and destination type needs;
- c) Strategically clustering and locating institutions, community facilities and parks throughout the Plan Area to define major neighbourhoods;
- d) Protecting Jennings Creek as environmental and open space areas which link the community to other neighbourhoods in the Town of Lindsay;
- e) Identifying a transportation network that ensures convenient access to the Community Development Plan Area; and



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- f) Schedule “JC4” will be amended to show the approved flight paths and noise contours in accordance with Section 6.9.1 of this Plan.

2.5 GOALS

The goals of the Jennings Creek Community Development Plan are to:

- a) Provide a more detailed policy framework than what is provided in Volume I of the Official Plan to guide the development of a community within the Jennings Creek Community Development Plan Area; and
- b) Integrate new development in Jennings Creek Community Development Plan Area with the existing adjacent neighbourhoods.

2.6 OBJECTIVES

The objectives of the Jennings Creek Community Development Plan are to:

- a) Establish a land use pattern for the Jennings Creek community;
- b) Provide a range of housing types that are compatible with surrounding uses and meet the housing needs of the Town of Lindsay;
- c) Identify the appropriate type, size and number of commercial properties required to service the area;
- d) Identify the appropriate type and number of community facilities required to serve the residents of the area;
- e) Provide for the protection and enhancement of Jennings Creek;
- f) Identify the appropriate level and type of parkland to meet the needs of future residents within the area;
- g) Provide a linked park system connecting the Jennings Creek community to the other neighbourhoods within the Town of Lindsay;
- h) Identify an appropriate transportation network for the Jennings Creek community, including routes for motorized vehicles, cyclists and pedestrians;
- i) Identify a preliminary route for the Northwest Trunk Sewer; and



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- j) Integrate all future development within the Jennings Creek Community Development Plan Area with existing development in the adjacent neighbourhoods.

2.7 LAND USE POLICIES

2.7.1 General

The following land use designations shall be identified on Schedule “JC2”: Land Use Plan:

- a) Residential;
- b) General Commercial;
- c) Local Commercial;
- d) Institutions and Community Facilities;
- e) Parks and Open Space; and
- f) Future Residential.

The boundaries between the land use designations on Schedule “JC2”: Land Use Plan are approximate except where they coincide with existing roads, rivers or other clearly defined physical features.

Notwithstanding the foregoing, the easterly limit of those lands designated as Future Residential shall be interpreted as coinciding with the westerly limit of Street A between Jennings Creek and Colborne Street. For the purpose of this Community Development Plan, the centreline of Street A shall be interpreted as generally following a north-south line extending from the approximate mid point of Highway No. 35 and the easterly limit of the Community Development Plan Area measured along Colborne Street.

2.7.2 Residential Designation

The Residential land use designation shown on Schedule “JC2”: Land Use Plan accounts for approximately half of the total area of the Jennings Creek Community Development Plan Area, making it the predominate land use.



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2.7.2.1 Permitted Uses

Within the Residential land use designation, a variety of low and medium density dwelling types shall be permitted in accordance with the residential policies of Volume I.

2.7.2.2 Low Density

Low density residential uses shall be permitted in any area designated Residential on Schedule “JC2”: Land Use Plan subject to Section 4.1.2.1 of Volume I of this Plan.

2.7.2.3 Medium Density

Medium density residential uses shall be permitted in any area designated Residential, as shown on Schedule “JC2”.

Medium density residential uses will be encouraged along the north side of Colborne Street on either side of St. Joseph’s Road, and in the north-central part of the Plan Area in proximity to the proposed golf course.

All medium density development shall be subject to Section 4.1.2.2 of Volume I of this Plan.

2.7.3 General Commercial Designation

Three General Commercial blocks are identified on Schedule “JC2”: Land Use Plan.

2.7.3.1 Permitted Uses

Within the General Commercial designation, permitted uses include retail establishments and commercial uses that are destination oriented and intended to serve the travelling public, as further described in Section 4.3.5 of Volume I.

2.7.3.2 Policies

Notwithstanding the phasing policies contained in Section 5.2.2 of Volume I, the three General Commercial blocks designated on Schedule “JC2”: Land Use Plan shall be permitted to develop prior to the re-designation of the adjacent Future Residential blocks due to the comprehensive nature of this Community Development Plan, the existing ownership pattern and their frontage on existing roads.



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All General Commercial development within the Jennings Creek Community Plan Area shall be subject to site plan control.

The following shall be considered when evaluating the proposed design of a General Commercial development:

- a) required loading spaces shall be located at the rear of the structure; and
- b) landscaping, fencing, berming and other screening shall be provided adjacent to residential uses and other sensitive land uses.

All required parking for a General Commercial development shall be provided on site. Cash-in-lieu of required parking shall not be accepted by the municipality.

Driveway access to a General Commercial development shall be approved by the Town, the County and/or the Ministry of Transportation, where appropriate.

2.7.4 Local Commercial Designation

Two Local Commercial blocks are identified on Schedule “JC2”: Land Use Plan.

2.7.4.1 Permitted Uses

Within the Local Commercial designation, permitted uses are those which are intended for local commercial services such as offices, convenience retail stores with or without an associated gas bar, automated teller/banking machines, video rental establishments, dry cleaning depots, laundromats, automobile service stations, eating establishments, personal service shops, and other similar uses.

Residential apartments shall be permitted in the Local Commercial land use designation, provided that such uses are located on the upper floor(s) of buildings containing Local Commercial uses. Notwithstanding this, residential apartments shall not be permitted on the upper floor(s) of an automobile service station or in the Prestige Employment designation.

2.7.4.2 Policies

Local Commercial uses shall be permitted at one corner of the intersection of St. Joseph Road and Colborne Street and at one corner of the intersection of Street A and Street C, as designated on Schedule “JC2”: Land Use Plan, subject to the following:



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- a) No more than one commercial structure or building containing one or more units shall be permitted on any site. The gross floor area of each commercial unit shall not exceed 500 square metres and the maximum total gross floor area for the entire commercial structure or building shall not exceed 1,500 square metres;
- b) Building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height shall be no more than 2.5 storeys;
- c) Required loading spaces shall be located at the rear of the structure;
- d) Landscaping, fencing, berming and other screening shall be provided adjacent to residential uses;
- e) All required parking shall be provided on site, as cash-in-lieu of required parking shall not be accepted by the municipality;
- f) Driveway access shall be approved by the Town; and
- g) The development shall be subject to site plan control.

2.7.5 Institutions and Community Facilities Designation

There are three main Institutions and Community Facilities uses in the Plan Area: a golf course, three elementary school sites and a secondary school site. These uses are designated on Schedule “JC2” with an added annotation related to the specific use permitted.

2.7.5.1 Golf Course

An 18-hole golf course is proposed for the north-west portion of the Community Development Plan Area extending into Ops Township. The proposed golf course is approximately 26 hectares in size within the Jennings Creek Community Development Plan Area. An additional approximately 30 hectares of the golf course is located in the Township of Ops.

A golf course and related ancillary uses shall be permitted on the lands designated as Institutions and Community Facilities – Golf Course subject to the following:

- a) the proponent demonstrates to the satisfaction of the municipality that the proposed golf course is feasible through the submission of a site and grading plan, stormwater management plan, a hydrogeological report and a traffic impact analysis;



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- b) all required parking shall be provided on site, as cash-in-lieu of required parking shall not be accepted by the municipality;
- c) driveway access shall be approved by the Town and the Ministry of Transportation, where appropriate; and
- d) the development shall be subject to site plan control.

In the event that all or part of the lands designated as Institutions and Community Facilities – Golf Course on Schedule “JC2”: Land Use Plan are not developed for a golf course use, such lands shall assume the Future Residential designation without Amendment to this Plan and shall be subject to the Future Residential policies of Volume I of the Official Plan.

2.7.5.2 Elementary Schools

Three Elementary School sites, two public and one separate are designated on Schedule “JC2”: Land Use Plan. Each site is approximately 2.4 hectares in size

Elementary schools shall be encouraged to locate adjacent to Neighbourhood Parks to promote their function as focal points within the community.

The exact location, configuration and boundaries of Elementary Schools shall be determined as a part of the subdivision approval process. However, the general concept in terms of the relationship to the proposed Neighbourhood Parks and locations in the northern, central and southern portions of the Plan Area should be maintained to provide a reasonable walking distance to these facilities.

In the event that any or all of a designated Institutions and Community Facilities – Elementary School site is not required by a School Board, as expressed formally, such lands, without amendment to this Plan, may be used for residential uses which are compatible with adjacent land uses and consistent with the policies of this Community Development Plan. Such lands shall be subject to the Residential policies of this Community Development Plan.

2.7.5.3 Secondary School

One Secondary School site of approximately 6 hectares is designated on Schedule “JC2”: Land Use Plan. Another secondary school site may be required in the future.

Secondary Schools shall be encouraged to locate adjacent to major road(s) within the Jennings Creek Community Development Plan Area and other



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Institutions and Community Facilities and Neighbourhood Parks to act as a focal point for the community.

The exact location, configuration and boundaries of Secondary Schools shall be determined as a part of the subdivision approval process in consultation with the appropriate School Boards. However, the general concept in terms of the relationship to the other Institutions and Community Facilities and Neighbourhood Parks and its prominent location at the entrance to the Jennings Creek community should be maintained to provide a focal point for the community.

In the event that any or all of a designated Institutions and Community Facilities – Secondary School site is not required by a School Board, as expressed formally, such lands shall be subject to the Residential policies of this Community Development Plan through an amendment to this Plan.

2.7.6 Parks and Open Space Designation

The Parks and Open Space land use designation shown on Schedule “JC2”: Land Use Plan includes those lands within the floodplain of Jennings Creek and below the top of the bank of the valley system, as well as the Neighbourhood Parks in the Plan Area.

2.7.6.1 Neighbourhood Parks

A total of 7 hectares of Neighbourhood Park are designated in the Jennings Creek Community Development Plan Area on three separate blocks ranging in size from 1.8 to 3.1 hectares.

The exact location, configuration and boundaries of the Neighbourhood Parks shall be determined as a part of the subdivision approval process. However, the general concept in terms of the relationship of the parks to the northern, central and southern parts of the Plan Area should be maintained to provide a reasonable walking distance to these facilities for all residents of the Plan Area.

The location of Neighbourhood Parks adjacent to elementary and secondary schools and the valley lands of Jennings Creek shall be encouraged to foster the development of a linked system of green spaces, walkways and trails throughout the Plan Area and to adjacent neighbourhoods.

2.7.6.2 Open Space

The predominate use of land designated Open Space shall be for the preservation and conservation of land and/or the natural environment, and should be managed in such a fashion as to complement adjacent land uses and



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protect such uses from any physical hazards. As such, no buildings or structures other than those required for municipal servicing and/or flood plain management, as approved by the Town and Conservation Authority, are permitted in the Open Space area.

Ancillary low intensity recreational uses, such as walking trails, may be permitted subject to the policies contained within Volume I of this Plan.

The precise location of the Open Space area shall be determined prior to development by a engineered flood plain study prepared by development proponent(s) and approved by the Town and Conservation Authority. Minor adjustments to the Open Space boundary shall not require an amendment to this Plan.

2.7.7 Future Residential Designation

Two Future Residential blocks are designated on Schedule “JC2”: Land Use Plan, west of Street A.

2.7.7.1 Permitted Uses

Within the Future Residential designation, permitted uses are those uses existing at the date of the adoption of this Community Development Plan, as well as non-intensive agricultural uses, reforestation, public utilities and stormwater management facilities. Public Utilities, which would limit the type of residential uses to be developed in the Future Residential areas, shall not be permitted.

2.7.7.2 Policies

The future use of the two blocks designated Future Residential shall be for low and medium density residential uses as described in Section 2.7.2 of this Community Development Plan.

To initiate residential development on lands designated Future Residential, an amendment to this Community Development Plan shall be required to designate the subject lands Residential. When evaluating such an amendment, the policies contained in Volume I shall be used.

2.8 TRANSPORTATION POLICIES

The transportation network designated on Schedule “JC3”: Infrastructure Plan is intended to direct residential traffic from local areas to collector roads and arterial roads.



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2.8.1 Road Network

The road network in the Community Development Plan Area shall be composed of collector roads and local roads.

Five collector roads shall provide the major vehicle routes within the Jennings Creek Community Development Plan Area as designated on Schedule “JC3”: Infrastructure Plan. The exact location and configuration of the collector roads shall be determined as a part of the subdivision approval process. However, the general concept in terms of a modified grid configuration should be maintained to ensure convenient access and orientation within the Community Development Plan Area.

Only local roads shall be permitted to connect with the following existing local roads outside of the Jennings Creek Community Development Plan Area:

- a) Richard Avenue;
- b) David Drive;
- c) Sylvester Drive;
- d) Orchard Park Road; and
- e) Walker Street.

Proponents of development shall be responsible for the costs associated with the construction of the road network within and adjacent to the Community Development Plan Area, including appropriate turning lanes, traffic signals and similar transportation improvements, or as required by the appropriate road authority.

f) The location of the collector road shown as Street ‘B’ on Schedules ‘JC2’, ‘JC3’ and Schedule ‘C’ of the Lindsay Official Plan may be revised without further amendment to the Plan provided the Street ‘B’ location remains between Street ‘D’ and the Jennings Creek Ops Drain #1 and is satisfactory to the City and the MTO.

2.8.2 Walking and Cycling Network

Sidewalks shall be provided on both sides of all collector roads and generally on at least one side of all local roads.

Cycling facilities shall be encouraged to connect the various neighbourhoods within the Jennings Creek Community Development Plan Area to the



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Neighbourhood Parks and Open Space areas and to the adjacent neighbourhoods within the Town of Lindsay.

2.8.3 Lindsay Airport

There are no Noise Exposure Forecasts (NEF) for the Lindsay Airport, owing to its small General Aviation role. In addition, there is a right-hand circuit procedure at the Lindsay Airport to avoid flights over built-up areas. As a result, aircraft noise exposure is expected only in the southwest quadrant of the Jennings Creek Community Development Plan Area, and perhaps in the northwest corner associated with the limited use of Runway 20. However, high exposure to aircraft noise within the Jennings Creek Area is not expected.

The height of development within the Airport Obstacle Restriction Area identified on Schedule “JC4”: Airport Obstacle Restrictions shall be restricted to protect the Lindsay Airport from obstacles penetrating into airport operating areas.

The exact determination of the extent of the height restriction and noise exposure forecasts shall be determined, at the expense of the proponent, and approved by Transport Canada prior to draft plan approval and/or rezoning approval for those lands affected as shown on Schedule JC4 in consultation with the appropriate agencies.

2.9 MUNICIPAL SERVICING POLICIES

A functional engineering report was prepared for the provision of stormwater management facilities, sanitary sewerage and water distribution. This report recommends the construction of four stormwater management ponds (three within the Community Development Plan Area and one within Ops Township), the construction of a new trunk sanitary sewer to connect to the Lindsay Street Pumping Station, and a looped water distribution system to service the area.

2.9.1 General

All development within the Jennings Creek Community Development Plan Area shall be provided with full municipal water, sewage and stormwater services. Notwithstanding this, the clubhouse associated with the golf course referred to in Section 2.7.5.1 of this Plan shall develop on private sanitary and water services.



2.9.2 Stormwater Management

Schedule “JC3”: Infrastructure Plan identifies the proposed location of three stormwater management facilities. The proponents of development shall be responsible for the design and construction of stormwater management facilities to be approved by the Town and Conservation Authority, and the Ministry of Transportation (where proposed development is located adjacent to a Provincial Highway), in consultation with appropriate agencies.

Stormwater management ponds shall be acceptable provided the proposed facilities take into consideration the following:

- a) It shall be of minimal maintenance;
- b) It shall be of an adequate size as required by the Town of Lindsay; and
- c) It shall be located and designed in a natural appearing setting and/or to blend into the surrounding development.

In the absence of permanent stormwater retention ponds, proponent(s) may install a temporary detention system to facilitate phased development provided that the design and location of such a system is satisfactory to the Town and Conservation Authority.

2.9.3 Sanitary Sewerage

Schedule “JC3”: Infrastructure Plan identifies the proposed location of a sanitary trunk sewer to service the Jennings Creek Community Development Plan Area.

The proponent(s) of development shall be responsible for the design and construction of sanitary sewer services to be approved by the Town in consultation with appropriate agencies.

2.9.4 Water

The proponent(s) of development shall be responsible for the design and construction of potable water services to be approved by the Town in consultation with appropriate agencies.

2.9.5 Phasing

Given the magnitude of development provided for in this Community Development Plan, it is necessary to establish a sequence of development



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phases to ensure that growth occurs in a logical and economical way and that appropriate municipal services are available prior to construction.

Development in the Jennings Creek Community Development Plan Area shall be phased according to the availability of municipal services. The phasing of development shall occur in accordance with the policies of Volume I and follow the general boundaries of Street A and Street C and the land use designations identified of Schedule “JC2”: Land Use Plan.

2.10 IMPLEMENTATION POLICIES

2.10.1 Development Approval Process

The development concept described in this Community Development Plan and designated on Schedule “JC2”: Land Use Plan shall be implemented through the approval of draft plans of subdivision in accordance with the policies contained in Volume I. Prior to the approval of any plans of subdivision, an engineered floodplain study shall be completed and approved by the Town and Conservation Authority for the section of Jennings Creek within the Plan Area.

Consents will be discouraged in favour of plans of subdivision, but will be considered in accordance with the provisions of Section 6.2.4 of Volume I of this Plan.

The extension of infrastructure, parkland conveyances and other municipal requirements will be achieved by means of subdivision and consent agreements, as applicable.

Development applications subject to site plan approval shall be reviewed and approved having regard to the policies of this Community Development Plan and Volume I.

2.10.2 Capital Works

In considering the capital expenditures for the development of municipal infrastructure in the Jennings Creek Community Development Plan area, the Town of Lindsay shall have regard to the policies established by this Plan.

2.10.3 Official Plan Amendment

The Town of Lindsay shall review this Community Development Plan in accordance with the general policies of Volume I and may initiate amendments to the Community Development Plan where the policies are deemed to provide



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insufficient guidance due to changing physical, social or environmental conditions or new policy directives, as applicable.