

Legal Description/ Address:	Concession 3, Part lot 27, RP 45R1243 Part 2, 2100 McCracken's Landing Road, Dummer Ward Roll No. 1522-020-004-10801 Township of Douro-Dummer, Former Township of Dummer
Owner/Applicant:	Gerald and Elizabeth Garbutt
File Name:	R-05-20

Overview: We are in receipt of an application to amend the zoning on the vacant lot owned by Mr. & Mrs. Garbutt located on McCracken's Landing Road. The property is currently zoned Rural (RU), Environmental Conservation (EC) and Development 2 (D2) Zones. The D2 Zone is on the property as it is within proximity to a closed landfill site. Development in the D2 Zone must comply with Policy D-1 (attached) which requires the applicants to undergo water testing to determine that there is no adverse impact from the closed landfill site. The applicants have undertaken the water testing through GHD Inc.; based on the results, GHD concluded that it is "our professional opinion that there is negligible potential for the development to be impacted by the former landfill and no further work is required.

Included with the application for the zoning by-law amendment is the following study:

- Hydrogeological Investigation Report, prepared by GHD, dated April 4, 2019 (attached)

The application is to rezone the property to allow for residential uses and to recognize the deficient lot frontage.

Conformity to Provincial Policy Statement: The application appears to be in conformity with the PPS. There is no evidence that the application conflicts with the Growth Plan.

Conformity to Official Plan: The Official Plan designates the property as Rural and within the 500 metre buffer area of a waste management area. Residential uses are permitted in the Rural Designation.

Conclusion:

Section 34 (10.4) of The Planning Act requires Councils to determine that they have received a "complete application" and the Applicant is to receive a response concerning the completeness of their application.

Note: You will note in the application a 'Proposed Public Consultation Strategy'. This is included due to Bill 73 which made some amendments to the Planning Act. Section 31.1

of O.Reg. 545/06 now requires that a proposed strategy for consulting with the public with respect to the application be provided with zoning by-law amendment applications.

The application would appear to contain all the information necessary to process it. Once the application is deemed complete, the studies will be sent to the appropriate agencies for review prior to a public meeting date being set.

Recommendation:

That the Clerk/Planning-2020-14, dated March 4, 2020 regarding Application for Rezoning – File R-05-20 Garbutt, Roll No. 1522-020-004-10801 including the study submitted with the application be received, that the application for a zoning by-law amendment be deemed a complete application and staff be authorized to start processing the application under the Planning Act.

Financial Impact: All costs related to a rezoning are typically the responsibility of the owner. The cheque submitted with the application is being replaced because of an error in the amount that was submitted.

Strategic Plan Applicability: N/A

Sustainability Plan Applicability: N/A

Report Approval Details

Document Title:	Application for Rezoning – File R-04-20 Arnold.docx
Attachments:	
Final Approval Date:	Feb 11, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Report Approval Details

Document Title:	Application for Rezoning – File R-05-20 Garbutt.docx
Attachments:	<ul style="list-style-type: none">- R-05-20 - Application.pdf- R-05-20 - Hydrogeological Investigation Report - McCracken Landing Road D-4 study.pdf- D1 - Development Close to Landfill Sites.docx
Final Approval Date:	Mar 10, 2020

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig