

Applicant: Eric James Jordan

Agent: Adam Baker

Legal Description: Concession 3, Part Lot 29 Parts 1-5 and Part 8 on 4R5-17167
350 Carveth's Marina Road, Dummer Ward, Township of Douro-Dummer

Roll No. 1522-020-004-12200

Overview:

Mr. Jordan via his agent Adam Baker, has applied for a zoning by-law amendment in order to rezone the parcel of land that is being merged together via **Lot Addition Application B- 31-20** with the County of Peterborough. This Zoning By-law Application is a condition of the consent file.

The subject land (severed parcel to be merged with 350 Carveth's Marina Road) is currently zoned Rural (RU) Zone and the benefiting land (350 Carveth's Marina Road) is currently zoned Limited Service Residential (LSR) Zone. The effect of this By-Law Amendment is to rezone the newly merged parcel to a Special District 150 (S.D. 150) Zone to recognize the existing setbacks of the buildings on site and bring the newly merged lot under a unified Zoning designation. Further to that the new zoning will ensure that all future projects adhere to the setback found in the Limited Service Residential (LSR) Zone.

Conformity to Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe:

The application is in conformity with the Provincial Policy Statement.

There is no evidence that the application conflicts with the Growth Plan.

Conformity to Official Plan: The Official Plan designates the property as Shoreline Residential. Residential and re-development is permitted used in this designation.

Comments:

At the time of writing this report no comments have been received.

Conclusion:

The requested zoning by-law amendment is required in order to bring the lands into conformity with the Township's Zoning By-law and to fulfill a condition of Consent Application B-30-21.

Recommendation:

That the Clerk/Planning-2021-40 report, dated November 16, 2021 regarding Zoning By-law Amendment R-13-21, Roll No. 1522-020-004-12200 be received and that the Amendment be approved.

Financial Impact:

All costs related to a rezoning are the responsibility of the owner.

Strategic Plan Applicability: N/A

Sustainability Plan Applicability: N/A

Report Approval Details

Document Title:	Staff Report - ZBA R-13-21 - Jordan.docx
Attachments:	
Final Approval Date:	Nov 10, 2021

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

No Signature - Task assigned to Elana Arthurs was completed by workflow administrator Martina Chait-Hartwig

Elana Arthurs