

Recommendation:

That the Clerk/Planning-2021-33 report, dated October 5, 2021 regarding Zoning By-law Amendment R-09-21, Roll No. 1522-020-005-27800 be received and that the Zoning By-law Amendment for Wildfire Golf Course be approved as presented.

Applicant: Wildfire Golf Club (c/o Glenn Stonehouse)

Agent: Kevin Duguay, Kevin Duguay Community Planning and Consulting Inc.

Legal Description: Con 6, PT Lot 30 PT Road Allowance; Con 7 PT Lots 30 and 31 PT; Road Allowance Registered Plan 45R12362 Parts 1; To 6
2215 Wildfire Drive, Dummer Ward
Roll No.: 1522- 020-005-27800

Overview:

Wildfire Golf Course has applied for a Zoning By-law Amendment to amend the zoning of a parcel of land on Concession 6 and 7, Part Lots 30 and 31, in the former geographic Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough and further they have also applied to amend their Site Plan Agreement.

The purpose of the applications is to permit a new golf cart storage building to be constructed adjacent to the existing club house.

The subject lands are currently zoned Commercial Tourist – 1 (CTR-1) Zone, Open Space (OSR-1) Zone and Environmental Constraint (EC) Zone. The effect of this Zoning By-law Amendment is to amend the zoning of the subject lands to permit the construction of a second golf cart storage building.

Studies Submitted in Support of Application, which have undergone technical review:

- Engineering Letter, Engage Engineering, dated April 1, 2021
- Environmental Opinion Letter, Cambium, dated April 21, 2021
- Source Water Management Report, Engage Engineering, Dated April 2021
- Planning Justification Report, Kevin Duguay Community Planning and Consulting Inc., June 1, 2021

As stated above this property has a current Site Plan Agreement registered on title, it will need to be amended to allow for a building permit to be issued for the proposed golf cart storage facility. Currently staff and the applicant are working through that process and once the various reviews are complete a report and draft documents will be presented to Council for review.

Conformity to Provincial Policy Statement and Growth Plan:

The application is in conformity with the Provincial Policy Statement.

There is no evidence that the application conflicts with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

Conformity to Official Plan: This project conforms to the Official Plan. The property is designated Rural and other "rural land uses" are permitted.

Comments:

Comments have been received from the following parties:

- Peer Review, DM Wills - July 7, 2021 and Aug 30, 2021 (Revised site plan, Civil Design and Stormwater Management)
- Curve Lake First Nation - July 27, 2021
- Enbridge Gas - July 7, 2021
- Otonabee Region Conservation Authority - August 16, 2021
- Kawartha Pine Ridge District School Board - July 6, 2021
- County of Peterborough - August 17, 2021

Comments from the Public:

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

Conclusion:

The requested zoning by-law amendment meets the requirements of the Provincial Policy Statement and the Growth Plan. Further, a Site Plan Amendment has also been applied for to regulate the building of the structure.

Financial Impact:

All costs related to a Zoning By-law Amendment are the responsibility of the owner.

Strategic Plan Applicability:

To preserve and enhance the natural heritage features and resources of the Township.

Sustainability Plan Applicability:

N/A

Report Approval Details

Document Title:	Zoning By-law Amendment Application R-05-21 - Wildfire Golf Course.docx
Attachments:	<ul style="list-style-type: none">- 20089-008 - Wildfire Golf Course - SPA Review - August 30, 2021.pdf- 20089-008 - Wildfire Golf Course - ZBA Review - July 7, 2021.pdf- Curve Lake Letter for No AA-2215 Wildfire Drive, Stony Lake 2021- Douro Dummer - July 27, 2021.pdf- Enbridge Gas - Wildfire - July 7 2021.pdf- KPRDSB - Wildfire.pdf- Site Plan and R-09-21; 2215 Wildfire Drive; PPLD-2196 and PPLD-2200.pdf- Wildfire Golf Course (Cart Storage) - County Comments.pdf- R-09-21 - Zoning Notice - Complete Application.docx.pdf- R-09-21 - Zoning Notice - Public Meeting.pdf- WILDFIRE CART STORAGE Site Plan A1.1.pdf- Site-Area Photographs Wildfire.pdf- R-09-21 - Application.pdf- FINAL Planning Justification Report.pdf- 2021-04-01 Enagage Engineering.pdf- 2021-04-16 21013 Source Water Management Report - Final.pdf
Final Approval Date:	Sep 29, 2021

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

Elana Arthurs