

Applicant: Marwood Payne

Agent: Ken Currie

Legal Description Concession 7, Part Lot 6 and 7, Part 1 Registered Plan 45R17190,
Dummer Ward, 459 Seventh Line Road Mid-Dummer

Roll No.: 1522-020-002-01000

Overview:

Mr. Payne via his agent Ken Currie, has applied for a zoning by-law amendment in order to rezone the proposed severed and retained parcels of land that are being created via **Consent Application File B-59-20** with the County of Peterborough. This Zoning By-law Application is a condition of the consent file.

The subject land is currently zoned Rural (RU) Zone. The effect of this By-Law Amendment is to rezone the retained parcel to a Special District (S.D) Zone to recognize the deficient lot frontage and to rezone the severed parcel to Environmental Constraint (EC) and Rural (RU) Zones to protect the wetland buffer and preserve the key hydrological features.

A Natural Heritage Evaluation dated July 9, 2020 was completed by Cambium and peer reviewed as part of the consent process by Otonabee Region Conservation Authority.

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 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-52-20.

Recommendation:

That the Clerk/Planning-2021-43 report, dated December 7, 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-16-2021 - Payne.docx
Attachments:	
Final Approval Date:	Dec 1, 2021

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

Elana Arthurs