

Recommendation:

That the Clerk/Planning-2022-07 report, dated February 1, 2022 regarding Application for Zoning By-law Amendment R-15-21, Roll No. 1522-010-004-04800 – White, be received and that the By-law to enact the amendment be passed at the appropriate time in the meeting.

Overview:

Mr. and Ms. White via their agent, Kevin Duguay, have applied for a Zoning By-law Amendment and an Official Plan Amendment to support an application to sever two residential lots. Please note that the County is preparing a report regarding the Official Plan Amendment. The application is requesting to amend the existing zoning of Special District 80 (S.D. 80) Zone to reflect the proposed lot frontage and lot area of the retained lands and to rezoning the two proposed severed lots to Rural (RU) Zone.

In support of the application the following two submissions were made and both have passed the peer review process:

- Planning Justification Report, prepared by KMD Community Planning and Consulting Inc., dated October 8, 2021
- Aggregate Resource Assessment, prepared by Cambium Inc., dated October 23, 2020.

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: This application has been submitted along with an Official Plan Amendment to remove the extractive Industrial designation from the property and replace it with a Rural designation. The Rural designation allows for new residential lot creation and development.

Comments:

Enbridge: No objections to the application

Kawartha Pine Ridge District School Board: No objections to the application

Otonabee Region Conservation Authority: The application meets the intent of the Provincial Planning Statement and the Growth Plan for the Greater Golden Horseshoe and further no permits will be required for any site alterations, construction or demolition on these parcels of land.

Conclusion:

The requested Zoning By-law amendment is required in order to bring the lands into conformity with the Township's Zoning By-law which will allow for future residential development.

Financial Impact:

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

Strategic Plan Applicability: N/A

Sustainability Plan Applicability: N/A

Report Approval Details

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| Document Title: | Staff Report regarding Zoning B-law Amendment R-15-21 - White.docx |
| Attachments: | <ul style="list-style-type: none">- Notice of Public Meeting - White.pdf- let_160900933_Task 238Aggregate_Resource_Impact_Review_20211222_fnl.pdf- Enbridge Comments.docx- KPRDSB Comments - Dec 17, 2021.docx- ORCA - 15OP-21013 and R-15-21, 162 Douro 8th Line; ORCA PPLD-2212 and PPLD-2213.pdf- White Application - Complete Application - Redacted.pdf- Planning Justification Report - White 8th Line OPA and ZBLA.pdf- Draft Survey.pdf- Site-Area Photographs 162 8th Line.pdf |
| Final Approval Date: | Jan 26, 2022 |

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

Elana Arthurs