

Recommendation:

That the Clerk/Planning-2022-06 report, dated February 1, 2022 regarding Zoning By-law Amendment R-11-21, Roll No. 1522-020-005-36300 – Greenwood be received and that the By-law to enact the amendment be passed at the appropriate time in the meeting.

Overview:

Tara Greenwood and Dwayne O’Leary via their agent, Laura Stone, have applied for a Zoning By-law Amendment of their property located at 1325 Trapper’s Lane. The application is requesting to amend the existing zoning of Special District 133 (S.D. 133) Zone to allow for the demolition of the existing seasonal recreational dwelling and the accessory structure (garage) and to rebuild the recreational dwelling with an expansion and a new detached garage.

In support of the application the following submission was made and passed the peer review process:

- Planning Justification Report, prepared by KMD Community Planning and Consulting Inc., dated August 3, 2021

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 is in conformity to the Official Plan. The lands are designated as Lakeshore Residential with a small amount of Environmental Constraint at the shoreline. The Lakeshore Residential designation allows for residential and seasonal dwellings and their associated accessory structures.

Comments:

Judith Schulich and David Stein – In support

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 cost relating to the Zoning By-law Amendment request are the responsibility of the applicant.

Strategic Plan Applicability: N/A
Sustainability Plan Applicability: N/A

Report Approval Details

Document Title:	Staff Report regarding Zoning B-law Amendment R-11-21 - Greenwood.docx
Attachments:	<ul style="list-style-type: none">- R-11-21 - Zoning Notice - Virtual Meeting.pdf- Letter of Support - Schulich.pdf- Application - Greenwood - Redacted.pdf- 21-19-390-00 Site plan.pdf- Planning Justification Report- Greenwood.pdf- Property Photos- Greenwood.pdf
Final Approval Date:	Jan 27, 2022

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

Elana Arthurs