

Applicant: Judith Sculich and David Stein

Agent: Holly Richards-Conley, Black Point Construction Services and Laura Stone, KDM Planning Inc.

Legal Description: Concession 8, Part Lot 32, Dummer Ward
1304 Whetung Road

Roll No.: 1522-020-005-35700

Recommendation:

That the Clerk/Planning-2022-40 report, dated June 7, 2022 regarding the zoning by-law amendment for Judith Sculich and David Stein (File R-01-22, Roll No. 1522-020-005-35700) be approved as presented.

Overview: The owners have applied to amend the existing zoning of a parcel of land in Part Lot 32, Concession 8, in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough.

The land in question is currently zoned Limited Service Residential (LSR) Zone. The effect of this By-law Amendment to create a Special District to recognize the existing water yard setback of **16.6m (54.46')** and to allow for the existing dwelling to be demolished and rebuilt.

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

The application appears to be in conformity with both the Provincial Policy Statement and the Growth Plan.

- The submitted topographical survey indicates that the proposed development will be located outside the floodplain of Stoney Lake as per the ORCA floodplain mapping.
- A planting plan which shows that additional plantings will be completed to improve the shoreline and replace trees lost to development
- A Planning Justification report and an Archeological Study were both submitted in support of the application.

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

Conformity to Official Plan: The Official Plan designates the property as Lakeshore Residential. Residential uses are allowed in this designation.

Comments:

Comments have been received from the following parties:

- Dawn Berney and Chris Geggie – In support
- Grant Greenwood – In support
- Tara Greenwood and Dwayne O'Leary – In support

- David Satok – In support
- Brent Whetung – In opposition

Conclusion: The requested zoning by-law amendment meets the requirements of the Provincial Policy Statement, the Growth Plan and meets the intent of the Official Plan.

Financial Impact: All costs related to a rezoning 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:	R-01-22 Sculich and Stein.docx
Attachments:	- R-01-22 Application, redacted.pdf - R-01-22 - Zoning Poster - Virtual Meeting.pdf - R-01-22 - ZBA Notice (virtual).docx
Final Approval Date:	Jun 1, 2022

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

Elana Arthurs