



Township of Douro-Dummer Agenda for a Committee of Adjustment Meeting

Tuesday, July 14, 2020, 10:00 a.m.

Douro-Dummer YouTube Channel

https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

	Pages
1. Call to Order by Chair:	
2. Disclosure of Pecuniary Interest:	
3. Approval of Minutes: January 24, 2020	1
4. Minor Variance Applications:	
4.1 Minor Variance Application - A-02-20, Clerk/Planning-2020-32	6
Applicants: William and Patricia Bailey	
Agent: Jim Bailey	
Con. 4, Part lot 5, 333 County Road 8, Douro Ward	
Property Roll Number: 1522-0140-002-14700	
5. Next Meeting Date: Please bring calendars to discuss	
6. Adjournment	

Minutes of a Meeting of the Committee of Adjustment for the Township of Douro-Dummer held on January 24, 2020, in the Council Chambers of the Municipal Building

Present: Chair, Deputy Mayor – Karl Moher
Member – Wendy Dunford
Member – Ken Jackman
Member – Jim Patterson
Member – Ed Reid
Temporary C.A.O. – Martina Chait-Hartwig
Secretary-Treasurer – Crystal McMillan
Senior Administration Assistant – Vanessa Sweeting

1. Secretary-Treasurer, Crystal McMillan, called the meeting to order at 9:30 a.m. and requested nominations for a new Chair for 2020.

Resolution Number 01-2020 – Committee Chair

Moved by: Mr. Patterson
That Mr. Moher be nominated as chair for 2020.

Seconded by: Mr. Jackman

Nominations were called for a second, third and final time. No other nominations were made.

Mr. Moher stated that he would accept the chair. Carried

2. Mr. Moher took the chair and reminded members of their obligation to declare any potential conflict of interest. None were declared.

- ### 3. Report - Appointing a Secretary/Treasurer

Resolution Number 02-2020

Moved by: Mr. Jackson
Seconded by: Ms. Dunford

That Crystal McMillan be appointed Secretary-Treasurer of the Committee of Adjustment, that Martina Chait-Hartwig be appointed Assistant Secretary-Treasurer, which would authorize her to be Acting Secretary-Treasurer at any point in time when Crystal McMillan, Secretary-Treasurer, is unavailable and further that the appointment of any other Secretary-Treasurers or Assistant Secretary-Treasurers that conflict with this Resolution shall be repealed.

Carried

- #### **4. Resolution Number 03-2020 - Adoption of Minutes**

Moved by: Mr. Jackman Seconded by: Mr. Patterson
That the Minutes from November 22, 2019 be received and approved.

Carried

5. Minor Variance Applications:

a) **Minor Variance – A-14-19 – 2392158 Ontario Corp. (Chisholm)**

Agent: Debbie Chisholm

Con. 2, Part Lot 29, RP 45R1060 Parts 1

2286 Salmon Bay Road, Dummer Ward, Roll No. 020-004-06301

Purpose of Application: The owners would like to construct a new one-storey addition to an existing dwelling. To permit the structure in the proposed location, variances are required to reduce the water yard setback from 30 m (98.42') to **21.7 m (71.2')** and to reduce the interior side yard setback from 6 m (19.69') to **5.19 m (17')** and **5.44 m (17.8')**; all as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated December 5, 2019.

Comments Received:

Curve Lake First Nation – Concern for archeological materials of cultural value. If any items are found, work must stop and Curve Lake First Nation shall be contacted.

Otonabee Region Conservation Authority – Meets policies, a permit is required.

Mosey – In objection

Resolution Number 04-2020 – Receive Comments

Moved by: Ms. Dunford

Seconded by: Mr. Patterson

That the correspondence regarding Minor Variance File A-14-19 be received.

Carried

In attendance:

Debbie Chisholm, Property Owner – In support

Resolution Number 05-2020

Moved by: Mr. Jackman

Seconded by: Mr. Reid

That Minor Variance A-14-19 for 2392158 Ontario Corp. be approved as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new one-storey addition to an existing dwelling, as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated December 5, 2019 attached to this Decision as Schedule 'A', and to bring the structure into compliance with the zoning by-law.

This variance is deemed to be minor in nature and is appropriate for the development of this land. The application maintains the general intent of the Official Plan and Zoning By-law. The Committee received a written comment from a member of the public in opposition to the application and has given due consideration and weight to it regarding this minor variance application File A-14-

19. The Committee has thus have made its decision on the basis of the application, information from the Agent, a submission from Otonabee Region Conservation Authority, Curve Lake First Nation and the staff report.

Approval is conditional on the following:

- Obtaining any necessary permits from ORCA, Douro-Dummer Building Department, Trent Severn Waterway and any other required ministry/agency
- That the two accessory structures (shed and gazebo) located in the water yard setback be demolished after all necessary permits have been obtained
- Proper Building Plans be submitted with the building permit application based on the design included on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated December 5, 2019 attached to this Decision as Schedule 'A' and submitted with the minor variance application.
- That the exterior corners of the structure(s) be pinned by a Surveyor on the poured footings and a copy of the survey be provided to the Chief Building Official after the footings are poured and prior to any further construction taking place
- That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structure(s) are framed to confirm that all applicable setback requirements have been met and to ensure compliance with any relief granted by this decision of the Committee.
- That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

b) **Minor Variance – A-01-20 – Michael Schabas and Veronica Lam**

Agent: Ken Currie

Con. 1, Part lot 27, Plan 33 Part lot 8

882 Birchview Road, Douro Ward, Roll No. 010-001-06400

Purpose of Application: The owners would like to construct a new one-storey addition to an existing dwelling. To permit the structure in the proposed location, variances are required to reduce the water yard setback from 30 m (98.42') to **21.49 m (70.5')** and **21.79 m (71.5')** and to reduce the interior side yard setback from 6 m (19.69') to **4 m (13.2')** and **5.85 m (19.2')**;

The owners have also requested a variance to increase the lot coverage requirement for the existing accessory structures to bring the remainder of the property into compliance with the zoning by-law. In order to do this, a variance is requested to increase the maximum lot coverage for accessory structures from 5% to **5.5%**;

all as shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated January 7, 2020.

Comments Received:

Curve Lake First Nation – Concern for archeological materials of cultural value. If any items are found, work must stop and Curve Lake First Nation shall be contacted.

Otonabee Region Conservation Authority – Meets policies, a permit is required.

Resolution Number 06-2020 – Receive Comments

Moved by: Mr. Jackman

Seconded by: Mr. Patterson

That the correspondence regarding Minor Variance File A-01-20 be received.

Carried

In attendance

Ken Currie, Agent – In support

Ken Currie, Agent, spoke in support of the application.

Resolution Number 07-2020

Moved by: Mr. Jackman

Seconded by: Ms. Dunford

That Minor Variance A-01-20 for Michael Schabas and Veronica Lam be approved as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new one-storey addition to an existing dwelling and to increase the maximum lot coverage for accessory structures, all as shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated January 7, 2020, attached to this Decision as Schedule 'A', and to bring the structures into compliance with the zoning by-law.

This variance is deemed to be minor in nature and is appropriate for the development of this land. The application maintains the general intent of the Official Plan and Zoning By-law. The Committee has not received any written or oral submissions from the public regarding minor variance application File A-01-20 and thus have made its decision on the basis of the application, information from the Agent, a submission from Otonabee Region Conservation Authority, Curve Lake First Nation and the staff report.

Approval is conditional on the following:

- Obtaining any necessary permits from ORCA, Douro-Dummer Building Department, Trent Severn Waterway and any other required ministry/agency
- Proper Building Plans be submitted with the building permit application based on the design included on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated January 7, 2020 attached to this Decision as Schedule 'A' and submitted with the minor variance application.

- ## 7. Adjournment

Moved by: Ms. Dunford

That the meeting adjourn. (10:02 a.m.)

Secretary-Treasurer – Crystal McMillan

Minor Variance Report

Agent: Jim Bailey

Application No. A-02-20

Applicant: William and Patricia Bailey

Location of Subject Lands: Con. 4, Part lot 5,
333 County Road 8, Douro Ward

Property Roll Number: 1522-0140-002-14700

Purpose of Application: The owners have received conditional approval on two applications for Consent (Files B-18-19 and B-19-19) to create two new residential lots. The retained lot will not meet the frontage and area requirements for an agricultural use in the Rural (RU) Zone.

In order to bring the retained lot into compliance with the Township's Zoning By-law, the owners are requesting a variance to reduce the minimum lot frontage for an agricultural use in the Rural (RU) Zone (Section 9.2.1) from 135 m to **74.61 m** and to reduce the minimum lot area from 20 hectares to **6 hectares**.

This application is being done in coordination with two **Applications for Consent (Files B-18-19 and B-19-19)** currently being processed by the County of Peterborough.

Comments Received: None to date

Staff Comments: Minor Variance A-02-20 is requesting relief from the frontage and area requirements in the agricultural zone as a condition of two consents that have received conditional approval and is being processed by the County of Peterborough.

Conformity to PPS: The application appears to be consistent with the PPS.

Application of Four Tests: The Committee should state in the decision how the application meets/or does not meet the 4 tests:

- 1) The application is (or is not) minor in nature.**
- 2) The application is (or is not) desirable and appropriate to the development of this land.**
- 3) The application meets (or does not meet) the general intent of the Official Plan.**

4)The application meets (or does not meet) the general intent of the Zoning By-law.

Summary: The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the use intended meets the general intent of the Official Plan and Zoning by-law.

Impact of Comments Received: The Committee will need to pass a resolution regarding the impact if any of any comments that were received regarding this application. Examples of the resolution could be as follows:

a) The Committee heard from members of the public concerning the application and has given due consideration (____regarding additional information if needed_____) and weight to the written and oral submissions that have been made in favour and/or in opposition regarding this minor variance application File A-02-20.

b) The Committee has not received any written or oral submissions from the public regarding minor variance application File A-02-20 and thus have made its decision on the basis of the application, and/or submissions from the following agencies (Otonabee Region Conservation Authority, Peterborough Public Health, Trent Severn Waterway ect...) and (____ additional information if needed_____).

Recommendation:

That Minor Variance A-02-20 for William and Patricia Bailey be approved as requested to bring the property into compliance with the zoning by-law as conditions of Severance Files B-18-19 and B-19-19.

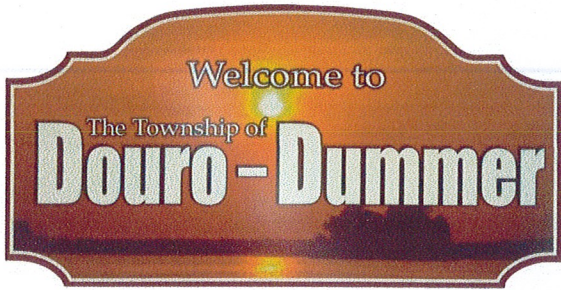
Conditions if Approved: None

Report Approval Details

Document Title:	Minor Variance Report - A-02-20.docx
Attachments:	- Application.pdf - A-02-20 - Notice - Virtual Meeting.pdf - 45R-16961 - shows frontage.pdf
Final Approval Date:	Jul 6, 2020

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

Martina Chait-Hartwig



Office Use Only

File No. A-02-20
Variance from By-law No. _____
Date Submitted _____
Date Fee Received _____
Date Application Deemed _____
Complete _____
Roll No. _____

Township of Douro-Dummer Application for

☒ **Minor Variance s. 45 (1)** ☐ **Permission s. 45 (2)**
(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)

The undersigned hereby applies to the Committee of Adjustment for the Township of Douro-Dummer under section 45 of the Planning Act for relief, as described in this application, from By-law No.10-1996, as amended.

1.0 Applicant Information

Registered Owner(s): William and Patricia Bailey
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: 333 County Rd 8, Douro-Dummer
K0L 1S0

Phone: (home) 705-652-3949
Phone: (cell) 705-875-5576

E-mail: pcarolbailey@gmail.com
Phone: (work) _____
Fax: _____

2.0 Agent Information

Authorized Agent (if any): James Bailey
Address: 1672 County Rd 4
Douro-Dummer
K0L 3A0

Phone: (home) _____
Phone: (cell) 705-927-7876
E-mail: jim.bailey@cambium-inc.com
Phone: (work) _____
Fax: _____

3.0 Legal Description/Location of the Subject Land

County Peterborough		Township Douro-Dummer	Ward (Former Township) Douro
Concession Number(s) 4	Lot Number(s) 5	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 333 County Road 8	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current owner:		1974	

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial)	Rural
Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR))	RU
Existing Use (e.g. seasonal residential, commercial, open space)	Residential
Length of Time Existing Uses have continued	>50 years
Proposed Use (e.g. permanent residential, home-based business)	Residential
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes ² or no)	No

¹ Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification² If yes, a clearance notice from the Risk Management Official is required to be submitted with your application**5.0 Relief Requested from Zoning By-law**

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
S. 9.2.1(b)	135 m	60.39 m	74.61 m
S. 9.2.1(a)	20 ha	14 ha	6 ha

6.0 Purpose/Reason of the Application

Please describe the proposal and explain why it is not possible to comply with the zone provisions/standard set out in the Township's Zoning By-law. (If additional space is required, please attach a separate sheet)

Following severance of two lots, the retained parcel does not meet the frontage minimum of 135m and area requirement of 20 ha per Section 9.2.1 (a)&(b). Based on survey, the retained parcel frontage is 60.39 m and retined area is 14 ha.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	14.27 ha	(acres, hectares, ft ² , m ²)
Lot Depth	542 m	(feet/metres)
Lot Frontage	60 m	(feet/metres)

Access to Subject Property		<input checked="" type="checkbox"/> Existing or <input type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round	<input type="checkbox"/> Private Road	
<input checked="" type="checkbox"/> County Road County rd 8	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water	
<input type="checkbox"/> Other public road (Specify):		
Name of Road/Street:		
If access to the land is by water only:		
Where are parking and docking facilities:	na	
Approximate distance from subject land:	na	
Approximate distance from nearest public road:	na	

7.0 Property Characteristics, Access and Servicing Information (Continued)

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot.

Currently a residential property with approximately half of the lot used to pasture cattle. In addition to the house, there is a barn and two small outbuildings. Aside from the severed lots, the remaining lot is generally rectangular shaped, flat and without permanent water bodies. The overburden is shallow silty soil with an average depth of less than 1m overlying fractured bedrock.

Water Supply	Please identify the type of water supply serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Privately-owned/operated individual well <input type="checkbox"/> Privately-owned/operated communal well <input type="checkbox"/> Publicly-owned/operated piped water system <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other (specify):
Storm Drainage	Please identify the type of storm drainage serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other (specify): _____
Sewage Disposal	Please identify the type of sewage disposal serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Privately-owned/operated individual septic system <input type="checkbox"/> Privately-owned/operated communal septic system <input type="checkbox"/> Publicly-owned/operated sanitary sewage system <input type="checkbox"/> Privy <input type="checkbox"/> Other (specify): If the sewage disposal system is proposed, have you obtained a permit from the Peterborough County/City Health Unit? <input type="radio"/> Yes or <input type="radio"/> No Permit Number:

8.0 Existing and Proposed Structures: Dimensions

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey will be required.

Existing Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
house	140	200	2	17	9	7	>1930
barn	150	300	2	15	10	10	>1930
shed 1	63	63	1	9	7	4	>1930
shed 2	24	24	1	6	4	3	>1930

Please place an asterisk (*) beside any existing structure that will be demolished.

Lot Coverage (in metric and percentage)

	Existing	Proposed
Principle Use (i.e. Dwelling)	0.10%	0.10%
Accessory Structures	0.17%	0.17%
Total	0.25%	0.25%

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
na						

Will the proposal add any of the following?

	Yes	No	If yes, please provide	Existing	Proposed
Total Living Area	<input type="radio"/>	<input checked="" type="radio"/>	Size		
Bedrooms	<input type="radio"/>	<input checked="" type="radio"/>	Number		
Bathrooms	<input type="radio"/>	<input checked="" type="radio"/>	Number		
New Plumbing Fixtures	<input type="radio"/>	<input checked="" type="radio"/>	Number of Fixtures		

9.0 Existing and Proposed Structures: Setbacks

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey will be required.

Existing Structures (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water	Other (quantity)
na						

Please place an asterisk (*) beside any existing structure that will be demolished.

Proposed Structures (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water	Other (quantity)
na						

Note: Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township's Zoning By-law 2010-55.

10.0 Other Planning Applications

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Type of Planning Application	Yes	No	File Number	Status
Approval of Plan of Subdivision (under Section 51)	<input type="radio"/>	<input checked="" type="radio"/>		
Consent (Severance) (Section 53)	<input checked="" type="radio"/>	<input type="radio"/>	B18-19, B19-19	Conditionally approved
Minor Variance (Section 45)	<input checked="" type="radio"/>	<input type="radio"/>		
Other:	<input type="radio"/>	<input checked="" type="radio"/>		

11.0 Other Information:

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary.

15.0 Declaration of Applicant:

I/We James Bailey of the Township of Douro-Dummer in the
(name of owner(s)/agent(s) (city in which you reside)
County of Peterborough in Province of Ontario solemnly
(County/Upper-tier municipality, if applicable) (Province/Territory)
declare that:

All the statements contained in this application and provided by me are true and I
make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath

Declared before me at the Township of
Douro-Dummer in the County of Peterborough
this 19 day of JUNE, 2020.

Signature of Commissioner, etc.
C. IAN KEAY, ESQ.

**To be signed in the presence
of a Commissioner for taking affidavits**

[Signature]
Owner/Applicant Agent Signature

Owner/Applicant

Agent Signature

This application must be accompanied by a fee of \$1380.00 plus the ORCA Fee to be
paid in cash, Interac or cheque made payable to the Treasurer of the
Township of Douro-Dummer.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of
responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at
the institution conducting the procedures under the Act.

File Name/No. _____

Roll No. _____

Affidavit

In the Matter of a **Minor Variance** application to the Committee of Adjustment of the Township of Douro-Dummer,

I/We, James Bailey, make oath and say that:
[Print Owner/Applicant/Agent name]

1. I am: [Place a clear mark within the square opposite one of the following paragraphs that describes capacity of deponents.]

the applicant or one of the applicants in the Application(s).

the authorized agent acting in this matter for the applicant or applicants.

an officer of the corporate applicant named in the Application(s).

2. On or before the [Insert date] mutually agreed date,
I will ensure that the notice or notices of the Application(s) provided to me (or the Applicant, as the case may be) by the Secretary-Treasurer of the Committee of Adjustment of the Township of Douro-Dummer have been posted so as to be clearly visible and legible from a public highway, or other place to which the public has access, at every separately assessed property in the area that constitutes the subject land of the Application(s) or, where posting on the property was impractical, at a nearby location so as to adequately indicate to the public what property is the subject of the Application(s).

Should the notice(s) be removed, by any means from the posting area(s), I will immediately contact the Secretary-Treasurer of the Committee of Adjustment for replacement copies of the notice(s).

Declared before me at the Township of
Douro-Dummer in the County of Peterborough
this 19 day of JUNE, 2020.

Signature of Commissioner, etc.

C. IAN KEAY, ESQ.

**To be signed in the presence
of a Commissioner for taking affidavits**

Owner/Applicant Agent Signature

Owner/Applicant

Agent Signature

Note: Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, James Bailey
[Print Owner/Applicant/Agent name]

do hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Minor Variance, as being an application fee only, will be used to defray the costs of processing this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

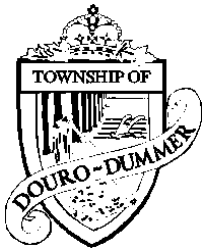
do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with any Appeal to the Local Planning Appeal Tribunal with respect to this application.

Dated this 19th day of JUNE, 2020.



Owner/Applicant/Agent Signature

****** written consent from the applicant will be obtained prior to any such additional costs being incurred.



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-02-20

The meeting will be held through electronic means

Take Notice that the Council of the Township of Douro-Dummer will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

Date and Time: Tuesday, July 14, 2020 at 10:00 a.m.

Place: Due to the physical distancing requirements imposed as a result of the ongoing COVID-19 pandemic, this meeting will be held electronically.

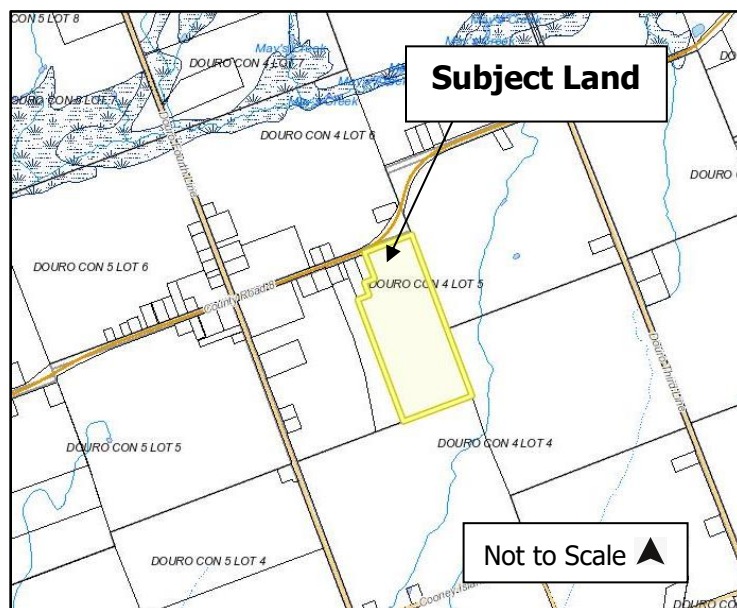
Public Hearing: To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email, no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or telephone. Although it is possible for members of the public to "attend" a meeting electronically, and provide verbal submissions, we encourage you to communicate with the Committee by forwarding written comments in support or in opposition to crystal@dourodummer.on.ca.

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Location of Subject Lands: Con. 4, Part lot 5,
333 County Road 8, Douro Ward

Property Roll Number: 1522-0140-002-14700

Key Map:



Purpose of the Proposed Minor Variance:

The owners have received conditional approval on two applications for Consent (Files B-18-19 and B-19-19) to create two new residential lots. The retained lot will not meet the frontage and area requirements for an agricultural use in the Rural (RU) Zone.

In order to bring the retained lot into compliance with the Township's Zoning By-law, the owners are requesting a variance to reduce the minimum lot frontage for an agricultural use in the Rural (RU) Zone (Section 9.2.1) from 135 m to **74.61 m** and to reduce the minimum lot area from 20 hectares to **6 hectares**.

This application is being done in coordination with two **Applications for Consent (Files B-18-19 and B-19-19)** currently being processed by the County of Peterborough.

The Right to Appeal

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance. In order to make arrangements to attend the virtual meeting please contact the Secretary-Treasurer by email at crystal@dourodummer.on.ca no later than 4:00 p.m. on the day prior to the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing.

If you wish to make written comments on this application, your comments must be forwarded to the Secretary-Treasurer by e-mail to crystal@dourodummer.on.ca no later than 4:30 p.m. on the day prior to the scheduled meeting.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

Additional Information relating to the proposed minor variance is available by contacting the undersigned.

A Copy of the Notice of Decision of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing

Accessibility: If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

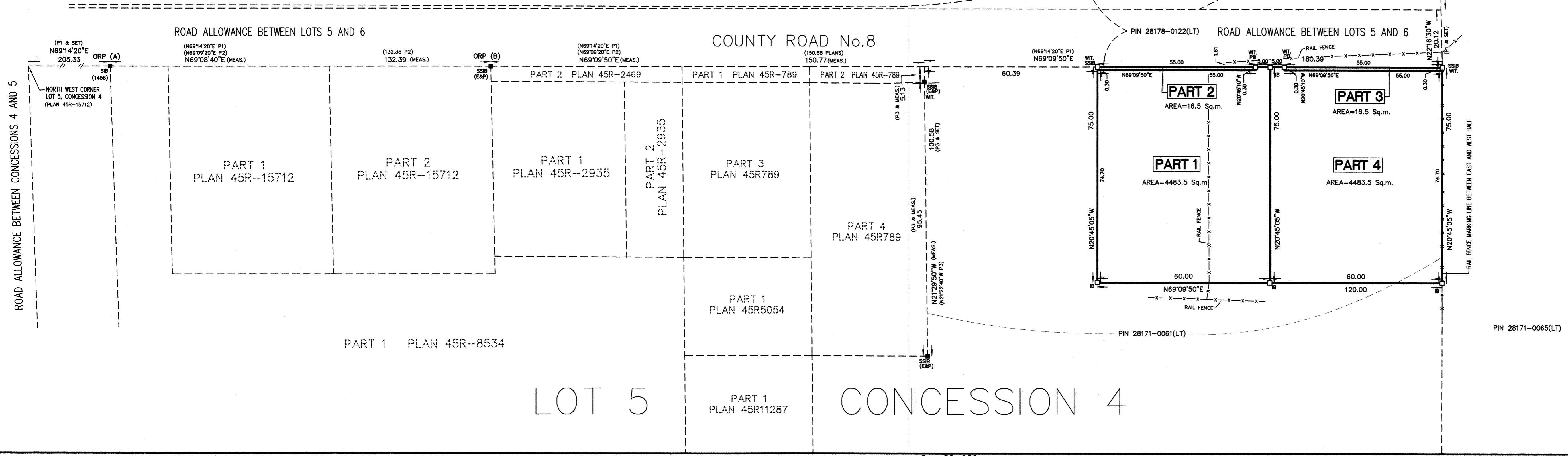
Privacy Disclosure: All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 29th day of June, 2020 at the Township of Douro-Dummer.

Crystal McMillan, CMO
Clerk/Planning Coordinator
Secretary/Treasurer, Committee of Adjustment
705-652-8392 Ext. 205
crystal@dourodummer.on.ca



LOT 6 CONCESSION 4



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 5	4	PART 28171-0061(LT)
2	PART OF 5	4	PART 28171-0061(LT)
3	PART OF 5	4	PART 28171-0061(LT)
4	PART OF 5	4	PART 28171-0061(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: 23 MARCH, 2020

SHAWN M. O'CONNOR, O.L.S.

PLAN 45R 16961
RECEIVED AND DEPOSITED
DATE: April 3, 2020

ALLISON TURNER
REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES DIVISION
OF PETERBOROUGH (No.45)

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

SCALE: 1:750
ELLIOTT AND PARR (PETERBOROUGH) LTD.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF MARCH, 2020

23 MARCH, 2020

SHAWN M. O'CONNOR
Ontario Land Surveyor

DISTANCE NOTE:
METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.0001793.

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) TO (B) BY REAL TIME KINEMATIC GPS OBSERVATION UTM ZONE 17, NAD 83 (CSRS) (1997.0) HAVING A BEARING OF N69°09'50"E

FOR BEARING COMPARISONS, A ROTATION OF 1°52'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON THIS PLAN.

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORP) DERIVED USING REAL TIME KINEMATIC GPS OBSERVATIONS UTM ZONE 17 NAD 83 (CSRS) (2010.0). COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG 216/10

POINT ID	NORTHING	EASTING
ORP (A)	4 917 544.94	723 879.04
ORP (B)	4 917 592.08	724 002.78

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES:
(E&P) - DENOTES ELLIOTT AND PARR, O.L.S.
(712) - DENOTES G. W. ELLIOTT, O.L.S.
(P&P) - DENOTES PIERCE AND PIERCE, O.L.S.
(873) - DENOTES W.A. BENINGER, O.L.S.
WT. - DENOTES WITNESS
PB. - DENOTES PLASTIC BAR
P1 - DENOTES DEPOSIT PLAN No.153869 (INTEGRATED)
P2 - DENOTES PLAN 45R-15712
P3 - DENOTES PLAN 45R-789 (INTEGRATED)

Elliott and Parr
(PETERBOROUGH) LTD.
A wholly owned subsidiary of J.D. Barnes Ltd.
211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: RW
CHECKED BY: SMO
REFERENCE NO.: 20-19-013-00
FILE: D00 4-5
DATED: 03/23/2020
PLOTTED: 23 MARCH, 2020