



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

Friday, September 25, 2020, 9:00 a.m.

Douro-Dummer YouTube Channel

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

Electronic Meetings

On August 4, 2020 Council amended the Township Procedure By-Law to permit meetings to be held electronically and to allow members participating electronically to be counted towards quorum.

Until further notice, Township meetings are being held electronically. Meetings will be recorded and live-streamed on the Township YouTube channel.

Please contact the Clerk if you require an alternative method to virtually attend the meeting. crystal@dourodummer.on.ca or 705-652-8392 x205

	Pages
1. Call to Order by Chair:	
2. Disclosure of Pecuniary Interest:	
3. Approval of Minutes: July 14, 2020	1
4. Minor Variance Applications:	
4.1 Minor Variance Report - A-03-20, Clerk/Planning-2020-40	4
Applicants: Phil and Lori Longbottom	
Agent: Riley Martens - Timberline Custom Homes	
Con. 11, Part Lot 31, Plan 178, Part Lot 12 2329 Lakeside Road, Dummer Ward	
Property Roll Number: 1522-020-005-63900	
5. Next Meeting Date: Friday October 23, 2020	
6. Adjournment	

Minutes of the Township of Douro-Dummer Committee of Adjustment Meeting

July 14, 2020, 10:00 AM

Douro-Dummer YouTube Channel

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

Present:

Chair, Deputy Mayor - Karl Moher
Member - Wendy Dunford
Member - Ken Jackman
Member - Jim Patterson
Member - Ed Reid

Staff Present:

Clerk/Planning Coordinator - Crystal McMillan
Vanessa Sweeting - Administrative Assistant

1. Call to Order by Chair:

The Chair called the meeting to order at 10:03 a.m.

2. Disclosure of Pecuniary Interest:

The Chair reminded members of their obligation to declare any pecuniary interest they might have. None were declared.

3. Approval of Minutes: January 24, 2020

Resolution Number 09-2020

Moved By Ken Jackman

Seconded By Wendy Dunford

That the Minutes from the Committee of Adjustment Meeting, held on January 24, 2020, be received and approved, as amended.

Carried

4. Minor Variance Applications:

4.1 Minor Variance Application - A-02-20, Clerk/Planning-2020-32

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

Comments Received:

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

In attendance:

Jim Bailey, Agent - In support

Jim Bailey, Agent, spoke in support of the application.

Resolution Number 10-2020

Moved By Ken Jackman

Seconded By Jim Patterson

That Minor Variance A-02-20 for William and Patricia Bailey be approved to reduce the minimum lot frontage for an agricultural use in the Rural (RU) Zone (Section 9.2.1) from 135 m to **60.39 m** and to reduce the minimum lot area from 20 hectares to **14 hectares** to bring the retained lot from Severance Files B-18-19 and B-19-19 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-02-20 and thus have made its decision on the basis of the application, and/or submissions from the following the Otonabee Region Conservation Authority. Carried

Resolution Number 11-2020

Moved By Ken Jackman

Seconded By Jim Patterson

That the correspondence regarding Minor Variance File A-02-20 be received. Carried

5. Next Meeting Date: August 7, 2020 at 9:00 a.m. (if required)

6. Adjournment

Resolution Number 12-2020

Moved By Wendy Dunford

Seconded By Jim Patterson

That this meeting adjourn at 10:12 a.m.

Carried

Chair, Karl Moher

Secretary-Treasurer, Crystal McMillan

Minor Variance Report

Applicant: Phil and Lori Longbottom

Agent: Riley Martens – Timberline Custom Homes

Property Description: Con. 11, Part Lot 31, Plan 178 Part Lot 12
2329 Lakeside Road
Dummer Ward, Roll No. 020-005-63900

Purpose of Application: The owners would like to construct a new garage on the property. To permit the structure in the proposed location, variances are required to reduce the side yard from **1.5 m (4.9')** to **0.60 m (1.97')** and reduce the rear yard setback from **15 m (49.2')** to **7.62 m (25')**;

all as shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated August 11, 2020.

Comments Received:

None at time of writing.

Staff Comments:

This application is asking for relief from the side yard and rear yard setbacks to allow for the construction of a new detached garage on the subject property.

The applicants state the reason for the application for minor variance is as follows:

Current constraints of site such as septic, hydro and angle of dwelling make it not possible to comply with the zone provisions.

The property in question is described as follows:

This and the surrounding lots are low sloped lots with water access.

The property is zoned as Lakeshore Residential (LSR) Zone and residential uses are permitted within this Zone. The notice was circulated to the Management Team and the following comment was received:

Chief Building Official: "Under the Ontario Building Code, for a detached residential accessory building the construction and cladding may be of a combustible type, provided that the limiting distance is 0.6m or greater and there are no unprotected openings."

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:

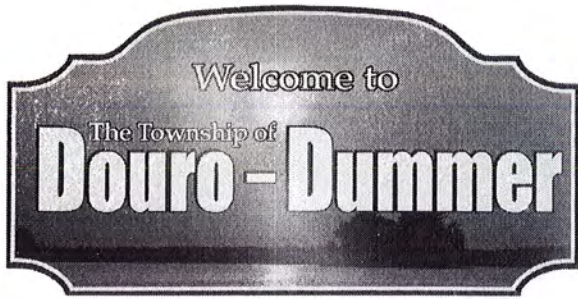
- a) The Committee heard from members of the public concerning the application and has given due consideration (____regarding additional information if needed_____) and weight to the written and oral submissions that have been made in favour and/or in opposition regarding this minor variance application File A-03-20.
- b) The Committee has not received any written or oral submissions from the public regarding minor variance application File A-03-20 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-03-20 for Phil and Lori Longbottom be approved as requested, for the life of the structure* to facilitate the issuance of a building permit for the construction of a detached garage, as shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated August 1, 2020 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. Approval is conditional on the following:

Conditions if Approved:

- The variance would be for the life of the structures only (definition)
- 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 J. B. Fleguel Surveyors, Ontario Land Surveyor, dated August 11, 2020 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.



Office Use Only

File No. A- 03-20
 Variance from By-law No. _____
 Date Submitted August 20, 2020
 Date Fee Received August 20, 2020
 Date Application Deemed Complete 1380
 Roll No. 020-005-63900

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): Phil & Lori Longbottom
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: 2329 Lakeside Road
K0L 2H0

Phone: (home) 705-877-9511
 Phone: (cell) _____

E-mail: _____
 Phone: (work) _____
 Fax: _____

2.0 Agent Information

Authorized Agent (if any): Riley Martens (Timberline Custom Homes)
 Address: 5584 Hwy 28
K0L 3E0

Phone: (home) 705 654 4312
 Phone: (cell) _____

E-mail: _____
 Phone: (work) _____
 Fax: _____

3.0 Legal Description/Location of the Subject Land

County <i>Peterborough</i>		Township <i>Duro Dummer</i>	Ward (Former Township)
Concession Number(s) <i>11</i>	Lot Number(s) <i>31</i>	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <i>2329 Lakeside</i>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <i>No</i>	
Date subject land was purchased by current owner:		<i>Sept 23 2016</i>	

4.0 Land Use, Zoning and Official Plan Designation

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

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
<i>Section 3.1.2</i>	<i>1.5m side yard</i>	<i>0.60m side yard</i>	<i>0.9m</i>
<i>Section</i>	<i>15m rear yard</i>	<i>7.62m rear yard</i>	<i>7.38m</i>

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)

Current Constraints of site such as septic, hydro 3, angle of dwelling make it not possible to comply with the zone provisions.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	25 000 sq ft	(acres, hectares, ft ² , m ²)
Lot Depth	231.63 ft	(feet/metres)
Lot Frontage	120 ft	(feet/metres)

Access to Subject Property –		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Municipal Road – maintained year round		<input type="checkbox"/> Private Road		
<input type="checkbox"/> County Road		<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:		Lakeside		
If access to the land is by water only:				
Where are parking and docking facilities:				
Approximate distance from subject land:				
Approximate distance from nearest public road:				

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.

Thrs 3 the surrounding lots are low sloped lots with
water access.

Water Supply:

- ☒ Existing
☐ Proposed

Please identify the type of water supply serving the subject property:

- ☒ Privately-owned/operated individual well
☐ Privately-owned/operated communal well
☐ Publicly-owned/operated piped water system
☐ Lake or other water body
☐ Other (specify):

Storm Drainage:

- ☒ Existing
☐ Proposed

Please identify the type of storm drainage serving the subject property:

- ☐ Sewers ☐ Ditches ☐ Swales
☒ Other (specify): Natural

Sewage Disposal:

- ☒ Existing
☐ Proposed

Please identify the type of sewage disposal serving the subject property:

- ☒ Privately-owned/operated individual septic system
☐ Privately-owned/operated communal septic system
☐ Publicly-owned/operated sanitary sewage system
☐ Privy
☐ Other (specify):

If the sewage disposal system is proposed, have you obtained a permit from the Peterborough County/City Health Unit? ☐ Yes or ☐ 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
Dwelling	103.8m ²	207.6m ²	1	13.5m	8.0m		
Deck	36m ²	36m ²	1	13.5m	3.8m		
Sheds	23m ²	23m ²	1				

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)	147.5m ²	6.3%	147.5m ²	6.3%
Accessory Structures	23m ²	0.98%	83.2m ²	3.6%
Total	170.5m ²	7.28%	230.7m ²	9.9%

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Garage	60.2m ²	60.2m ²	1.	10.9m	5.5m	4.5m

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 yard	Other (specify)
Dwelling	44.2m	15.0m	6.13m	9.6m	44.2m	
Decks	42.8m	22.3m	7.7m	9.6m	42.8m	
Sheds	15.8m	43.5m	3.2m	24.6m	15.8m	

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 yard	Other (specify)
Garage	47.9m	7.6m	24.4m	0.6m	47.9m	

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 type="radio"/>	<input checked="" type="radio"/>		
Minor Variance (Section 45)	<input type="radio"/>	<input checked="" 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.

12.0 Authorization by Owner:


I/We _____, being the owner(s) of the subject land, hereby, authorize _____ to be the applicant in the submission of this application.

Signature _____ Date _____

Signature _____ Date _____

13.0 Freedom of Information:

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.

 _____ Date Aug 19 2020

Owner/Applicant/Agent Signature Date

Owner/Applicant/Agent Signature Date

14.0 Access to Property:

I/We Riley Markus, hereby, authorize the members of the Committee of Adjustment or their agent(s)/representative(s) to attend at the property subject to the Application(s) located at [insert address] 2329 Lakeside.

 _____ Date Aug 19 2020

Owner/Applicant/Agent Signature Date

15.0 Declaration of Applicant:

I/We Riley Martus of the Woodview in the
(name of owner(s)/agent(s) (city in which you reside)
North Kawartha in 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
North Kawartha
this 20th day of August, 2020.

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

[Signature]
Owner/Applicant Agent Signature

[Signature]
Signature of Commissioner, etc.

JUDY EVERETT, Treasurer
Township of North Kawartha,
a Commissioner etc.,

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, Riley Markus, 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] Aug 19 2020, 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~~ North Kawartha in the County of Peterborough
this 20th day of August, 2020.

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

[Signature]
Owner/Applicant Agent Signature

[Signature]
Signature of Commissioner, etc.

JUDY EVERETT, Treasurer
Township of North Kawartha,
a Commissioner etc.,

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, Riley Markens
[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.

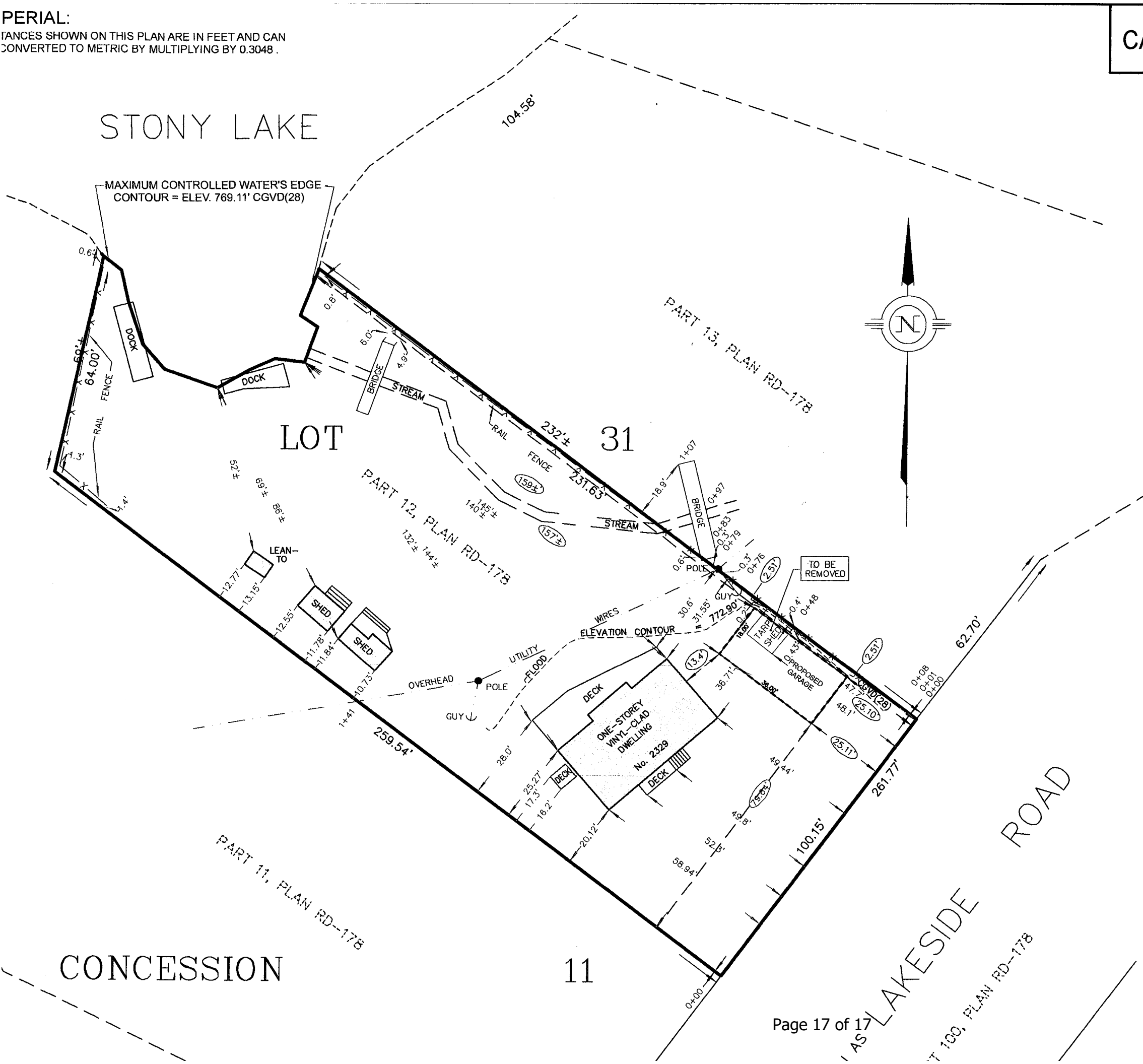
Dated this 18-19 day of August, 2020.

Owner/Applicant/Agent Signature

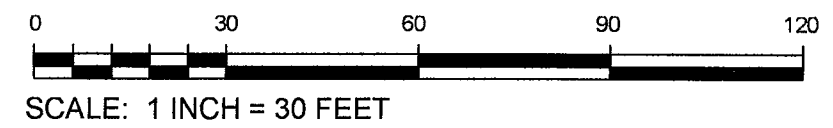
****** written consent from the applicant will be obtained prior to any such additional costs being incurred.

PERIAL:
TANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
CONVERTED TO METRIC BY MULTIPLYING BY 0.3048 .

CAUTION: THIS IS NOT A PLAN OF SURVEY



SITE PLAN SHOWING
PROPOSED GARAGE AT
2329 LAKESIDE ROAD
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



DATE: 11 AUGUST 2020

LEGEND

(48'±) DENOTES PROPOSED SETBACK

SITE STATISTICS
LEGAL DESCRIPTION
PART OF LOT 31
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF DUMMER

CAUTION: THIS IS NOT A PLAN OF SURVEY
BOUNDARY INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM A
PLAN OF SURVEY PREPARED BY JBF SURVEYORS OLS, DATED 8 OCTOBER, 2019

THIS SITE PLAN SHOULD NOT BE UTILIZED FOR ANY TRANSFER OF TITLE/
OWNERSHIP OR FINANCING ARRANGEMENTS.

LOT AREA: 25008.4 Sq.ft.