

**Township of Douro-Dummer
Committee of Adjustment
Notice of Decision of Committee**

Re: Application for Minor Variance
Planning Act, 1990, Chapter 1, Section 45 (1)

Application No.	A-06-19
Applicant:	Gordon Frank McLaren
Property Description:	Conc. 11, Pt. 1, Lot 1 Plan 3 Pt Lot 6 E 1/2 64 Valleyview Ave Douro Ward, Roll No. 010-005-02500

Purpose of Application: The owner would like to construct a new two-storey detached garage on the subject property. To permit the structure, a variance is requested to increase the height from 4.5 metres (14.76') to 7.5m (24.5') as shown on the sketch drawn by Tony Walker, Chemong Home Hardware, dated May 2, 2019.

We, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in a use of property which is lawfully non-conforming under the By-law as to whether or not this application has met the requirements of Section 45(1) of the Planning Act, concur in the following decision and reasons for the decision made on the **24th day of May, 2019.**

Decision: That Minor Variance A-06-19 for Gordon Frank McLaren be approved as requested, for the life of the structure* to facilitate the issuance of a building permit for the construction of a two-storey detached garage, as shown on sketch drawn by Tony Walker, Chemong Home Hardware, dated May 2, 2019, attached to this Decision as Schedule 'A', and to bring the structure into compliance with the zoning by-law.

* "for the life of the structure" shall mean that once the approvals and conditions set out in this decision have been acted upon and completed, any further reconstruction of the structure, in compliance with this decision, shall only occur if such is required because of damages to the structure by causes beyond the control of the owner.

****Last day for appealing this decision is June 12, 2019 ****

Conditions: Approval is conditional on the following:

- Obtaining any necessary permits from ORCA, the Health Unit, Trent Severn Waterway and any other required ministry/agency


(over)

- Proper Building Plans be submitted with the building permit application based on the design included on the sketch drawn by Tony Walker, Chemong Home Hardware, dated May 2, 2019, attached to this Decision as Schedule 'A' and submitted with the minor variance application.
- That an agreement between the property owners and the Municipality be entered into and registered on title that no form of habitation is permitted in the garage.
- That at the framing stage of construction of the structure, that an Ontario Land Surveyor provide the overall height measurement of the structure to ensure compliance with any relief granted by this decision of the Committee.

Reasons for Decision: 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 heard from members of the public concerning the application and has given due consideration and weight to the written and oral submissions that have been made in favour regarding this minor variance application File A-06-19.

Signature of Committee Members:


Kim Black


Wendy Dunford


Ken Jackman


Karl Moher


Jim Patterson

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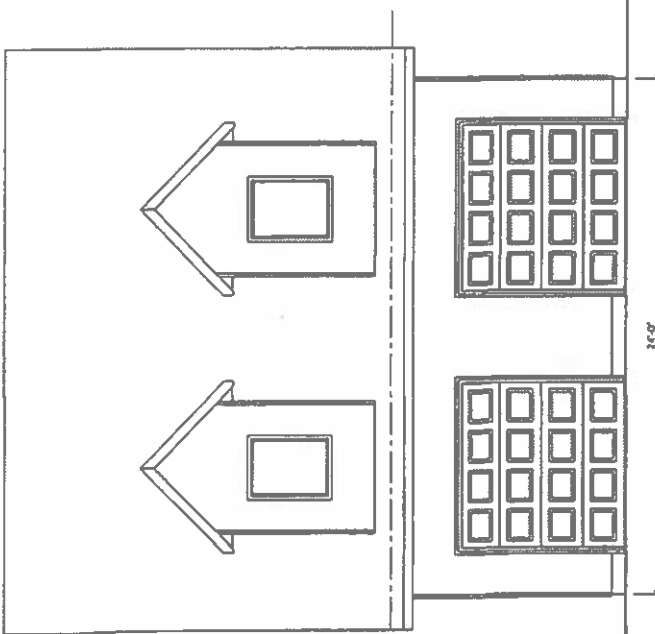
Certification

Planning Act, R.S.O. 1990, C. P.13, s 45 (10)

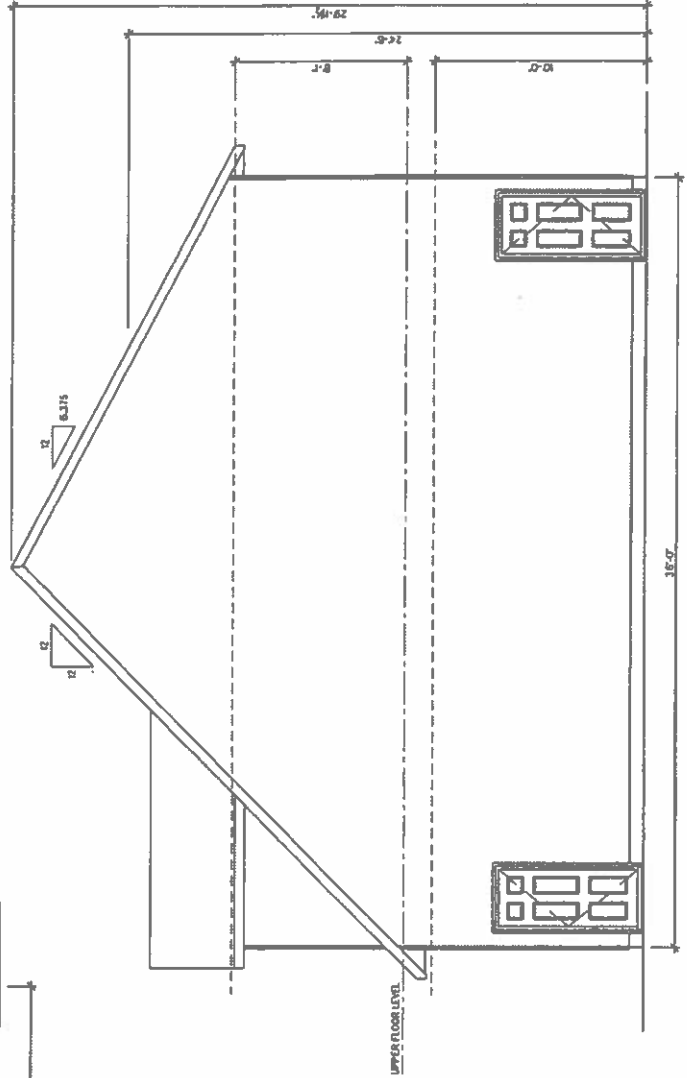
I, Martina Chait-Hartwig, Secretary-Treasurer of the Township of Douro-Dummer Committee of Adjustment, hereby certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 24th day of May, 2019.


Martina Chait-Hartwig, Secretary-Treasurer



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

chemong Home hardware design + drafting 1898 Chemong Road North R.R. #1 Peterborough, Ontario, K2A 6K2 Tel: (705) 748-8734 Fax: (705) 748-8734 chemonghardware.com		Job description: Proposed Garage for Mr. G. McLaren 64 Valleyview Avenue Peterborough, Ontario	Drawing title: Front & Right Side Elevations Drawing no. A3.1								
REVISION RECORD <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION					Scale: 1/4" = 1'-0" Drawn by: TTV Date: May 2010 Job no.: 0-201 Revised by:	
NO.	DATE	BY	DESCRIPTION								