

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

August 4, 2023, 9:30 AM
Council Chambers in the Municipal Building

Present: **Member - Jim Patterson**
 Member - Rod Manley
 Member - Mark Porter
 Member - Robert Lamarre

Absent: **Chair - Harold Nelson**

Staff Present **Secretary-Treasurer/Clerk - Martina Chait-Hartwig**
 Planner - Christina Coulter

1. Call to Order by Chair:

The Chair called the meeting to order at 9:37 a.m.

Resolution Number 11-2023

Moved By: Robert Lamarre

Seconded By: Jim Patterson

Vote to appoint Rod Manley as Chair. Carried

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:

3.1 Committee of Adjustment Meeting Minutes - April 21, 2023

Resolution Number 12-2023

Moved By: Robert Lamarre

Seconded By: Jim Patterson

That the Minutes from the Committee of Adjustment, held on April 21, 2023, be received and approved, as circulated. Carried

4. Minor Variance Applications:

4.1 A-05-23 (Cowie) Report, Planning-2023-24

In attendance:

Kevin McKrow, WND Associates
Arlene and Kevin Cowie
Sandra Gava, Architect

Comments:

None

Resolution Number 13-2023

Moved By: Robert Lamarre

Seconded By: Mark Porter

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-05-23;

That the Committee approve Minor Variance Application A-05-23 as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new, two-storey detached recreational dwelling with a gross floor area of approximately 439.25 square metres as shown on the site plan prepared by Sandra Gava, Architect, dated June 7, 2023 attached to the Decision as Schedule 'A' and to bring the proposed construction 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 and purpose of the Official Plan and Zoning By-law. Approval is conditional on the following:

- i. Obtaining any necessary permits from ORCA, Douro-Dummer Building Department and any other required ministry/agency;
- ii. That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structures 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;
- iii. That prior to the issuance of any permits, it is demonstrated, to the satisfaction of OCRA, that the slope will not be comprised during

construction, and the proposed footing/foundation is satisfactory to ensure the dwelling will remain on stable soils, and no additional information/studies are required;

- iv. That a mitigation measures agreement be entered into between the Owner and the Municipality which would ensure the recommendations outlined in Section 10 of the sEIS prepared by Oakridge Environmental Ltd. dated June 2023 are implemented prior to the issuance of demolition and building permits and prior to the building permit final inspection being given. The current fee for the Township to execute this agreement is \$250.00;
- v. That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

All in favour.

Carried

6. Next Meeting Date:

TBA

7. Adjournment

Resolution Number 14-2023

Moved By: Mark Porter

Seconded By: Jim Patterson

That this meeting adjourn at 9:55 a.m.

Carried

Chair, Harold Nelson

Secretary-Treasurer, Martina Chait-Hartwig