

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

**April 12, 2024, 9:00 AM
Council Chambers in the Municipal Building**

Present:
Chair - Jim Patterson
Member - Rod Manley
Member – Deputy Mayor Harold Nelson
Member - Mark Porter
Member - Robert Lamarre

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

1. Call to Order by Chair:

The Chair called the meeting to order at 9:07 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:

3.1 Committee of Adjustment Meeting Minutes - January 19, 2024

Resolution Number 04-2024

Moved By: Robert Lamarre

Seconded By: Mark Porter

That the Minutes from the Committee of Adjustment Meeting, held on January 19, 2024, be received and approved, as circulated.

Carried

4. Minor Variance Applications:

4.1 Minor Variance File - A-04-23 (Husack) (Update 2), Planning-2024-11

In attendance: None

Comments: None

Resolution Number 05-2024

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-04-23;

That the Committee approve Minor Variance Application A-04-23 as requested, for the life of the structure, to facilitate the construction of the approximately 22 square metre canoe storage building (boathouse) as shown on the site plan prepared by Elliott and Parr dated May 2, 2023 and revised January 22, 2024 attached to the Decision as Schedule 'A' and the revised planting plan prepared by Oak Ridge Environmental dated January 2024 attached to the Decision as Schedule 'B' and to bring the structure into compliance with the Zoning By-law by reducing the side lot line from 9 metres to 3.4 metres, reducing the setback from the private road from 15 metres to 10 metres and to permit asphalt shingles to be used on the exterior facing walls of the boathouse as shown on the Elevation Plans (Drawing A1) prepared by Dawn Victoria Homes, dated 23-03-21 attached to the Decision as Schedule 'C'.

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 structure is 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 a mitigation measures agreement be entered into between the Owners and the Municipality which would ensure the recommendations outlined in Section 12 of the sEIA prepared by Oak Ridge Environmental Ltd. dated September 2023 are implemented prior to the issuance of a building permit and prior to the building permit final inspection being given;
- iv. That prior to the building permit final inspection being given, the Township’s Chief Building Official is satisfied that the revised planting plan prepared by ORE dated January 2024 has been implemented.
- v. That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted. Carried

5. Next Meeting Date: To be Announced

6. Adjournment

Resolution Number 06-2024

Moved By: Harold Nelson

Seconded By: Rod Manley

That this meeting adjourn at 9:15 a.m. Carried

Chair, Jim Patterson

Secretary-Treasurer, Martina Chait-Hartwig