



Office Use Only	
File No.	A- 02-24
Variance from By-law No.	
Date Submitted	Sept 30/24
Date Fee Received	Sept 30/24
Date Application Deemed Complete	
Roll No.	010-003-13901

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): Altaf Qadir
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [Redacted]

[Redacted]

Email: [Redacted]

Phone: (home) [Redacted]

Phone: (work) _____

Phone: (cell) [Redacted]

Fax: _____

2.0 Agent Information

Authorized Agent (if any): Khyber Khattak

Address: [Redacted]

[Redacted]

Email: [Redacted]

Phone: (home) _____

Phone: (work) _____

Phone: (cell) [Redacted]

Fax: _____

3.0 Legal Description/Location of the Subject Land

County Peterborough		Township Douro-Dummer	Ward (Former Township) Douro
Concession Number(s) 8	Lot Number(s) 5	Legal Description: **Roll #: 1522-010-003-13901	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 1376 Nassau Rd	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		Feb 2016	

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/Agricultural
Length of Time Existing Uses have continued	~50 years
Proposed Use (e.g. permanent residential, home-based business)	Residential/Agricultural
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 Classification

² 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
9.2.1 (a)	20 hectare retained lot	17 hectares	3 hectares

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)

Land division Committee has approved severance application conditional on a minor variance for the retained plot to the satisfaction of the municipality. The subject property is Rural Zoned as per the Township's Zoning-By-law. A minor variance is required because the retained lot will not meet the minimum area of 20 hectares required for agricultural uses as per Section 9.2.1(a) of the by-law.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	42.5 acres	(acres, hectares, ft ² , m ²)
Lot Depth	varies	(feet/metres)
Lot Frontage	2110 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:	Nassau Rd			
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. Please provide photographs of the property.

A survey completed by JBF Surveyors is included with the application. The retained lot is mostly flat ground with small hills. There are trees on the west end of the property. The retained lot will be on the South and East side of the proposed severance lot. There is a newly severed residential lot on the west of the property. There is a residential lot and agricultural land north of the proposed severance lot.

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 Township of Douro-Dummer? <input type="checkbox"/> Yes or <input type="checkbox"/> 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 completed by an Ontario Land Surveyor is required.

Existing Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
House	286	486	2	22	13	varies	
Barn	1118	1118	1	65	13	varies	

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)	0.16%	0.16%
Accessory Structures	0.62%	0.62%
Total	0.78%	0.78%

Proposed Structures (in metric)

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

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Size		
Bedrooms	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Number		
Bathrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		
New Plumbing Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 by an Ontario Land Surveyor is 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	45 meters	100	224	387		
Barn	23	147	157	419		

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)

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="checkbox"/>	<input checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-49-23, B-55-23	Application recommended
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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, including and required studies.

12.0 Authorization by Owner:

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

Signature [Redacted]

Date Sep 30, 2024

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.

[Redacted]
Owner/Applicant/Agent Signature

Sep 30, 2024
Date

[Redacted]
Owner/Applicant/Agent Signature

Sept 30, 2024
Date

14.0 Access to Property:

I/We Altaf Qadir, 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*] 1376 Nassau Rd, Douro-Dummer, ON K9J 6Y1.

[Redacted]
Owner/Applicant/Agent Signature

Sep 30, 2024
Date

15.0 Declaration of Applicant:

I/We Khyber Khattak of the Douro-Dummer in the
(name of owner(s)/agent(s) (city in which you reside)
Peterborough County 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

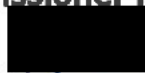
Declared before me at the Township of Douro-Dummer in the County of Peterborough this 30th day of September, 2024.



Signature of Commissioner, etc.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

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



Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

This application must be accompanied by a fee of \$1580.00 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, Khyber Khattak, 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]* _____, 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 30th day of September, 2024.



Signature of Commissioner, etc.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

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, Khyber Khattak
[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 30th day of September, 2024.



Owner/Applicant/Agent Signature

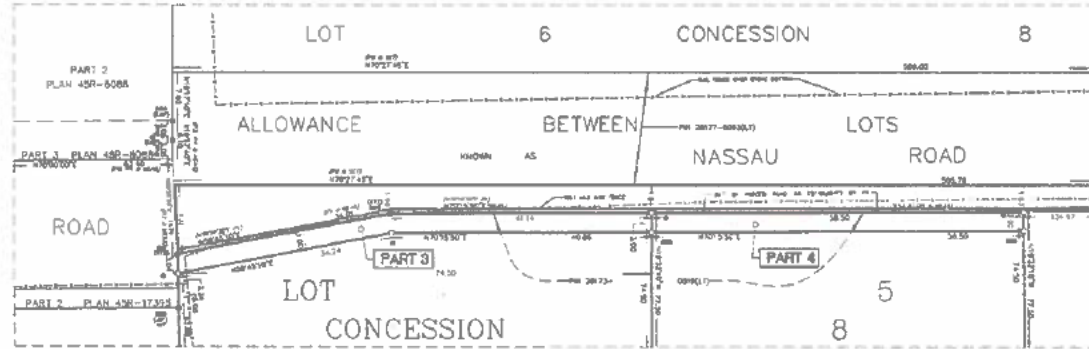
****** written consent from the applicant will be obtained prior to any such additional costs being incurred.

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METERS AND ARE CONVERTED TO FEET BY DIVIDING BY 3.2808

SCHEDULE

PART	LOT	CONCESSION/PLAN	PIN	AREA
1	PART OF LOT 5	8	PIN 20877-0080(L)	0.94 ha
2	PART OF LOT 6	8	PIN 20877-0080(L)	81.6 ha
3	PART OF LOT 5	8	PIN 20877-0080(L)	229.30 ha
4	PART OF LOT 6	8	PIN 20877-0080(L)	173.50 ha

NOT TO SCALE



PLAN OF SURVEY OF PART OF LOT 5 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF DOURO TOWNSHIP OF DOURO-DUMMER COUNTY OF PETERBOROUGH

SCALE: 1:750
THE DISTRICT PLAN 428 OF THIS PLAN IS DESIGNATED BY REFERENCE TO HEIGHT AND LENGTHS IN A SCALE OF 1:750

SURVEYOR'S CERTIFICATE

I certify that:
1) THE SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM;
2) THE SURVEY WAS COMPLETED ON 1 SEPTEMBER 2014

MICHAEL J. LAMBERT, ONSHORE
This on 04/09/2014 at Peterborough

CHIEF OF COURSE, REGULAR
CERTIFIED LAND SURVEYOR
This Plan of Survey is Related to the Plan
Submission Form Number 10456

LEGEND

- B RECORDED SURVEY BOUNDARY POINT
- D RECORDED SURVEY MONUMENT BY SURVEY
- WPT RECORDED WITNESS
- PIN BOUNDARY PIN OR ALTAIR (B.S.L.)
- HP BOUNDARY PIERCE A HEIGHT, O.I.S
- SP BOUNDARY SURFACE PIERCE A MARK, O.I.S
- SI BOUNDARY SURFACE MONUMENT, O.I.S
- P1 BOUNDARY PLAN OF SURVEY BY P.A. BENEDETTI, S., 5
- SI 1/16/1988
- P2 BOUNDARY CONFORMANCE PLAN R166978
- P3 BOUNDARY PLAN 428-17395
- P4 BOUNDARY PLAN 428-8088

BEARINGS BETWEEN HEREON ARE THE ONES DERIVED FROM THE NETWORK WITH CORRECTIONS ON PROPERTY LINES TO MONUMENTS AND REFERENCES TO NEUTRAL MONUMENTS ON PROPERTY LINES BY NEAREST CORNER MARKS TO PROPERTY CORNER MARKS

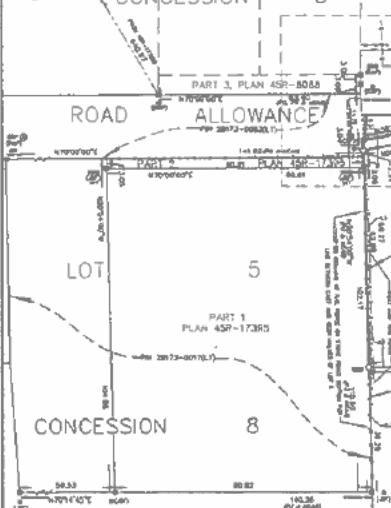
FOR READING CONVICTIONS, A NOTATION OF THESE COURTESY COPIES AND REFERENCES TO PROPERTY LINES TO MONUMENTS AND REFERENCES TO NEUTRAL MONUMENTS ON PROPERTY LINES BY NEAREST CORNER MARKS TO PROPERTY CORNER MARKS

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS FIX OBSERVATIONS USING THE SHARPEST CONNECTION TO THE IGS (GPS) STATION 8200-3200-3200. COORDINATE REFERENCE FRAME IS NAD83. ALL POINTS ARE TO NATIONAL ADJUSTED EPOCH/DATE ESTABLISHED BY THE IGS. ALL POINTS ARE TO NATIONAL ADJUSTED EPOCH/DATE ESTABLISHED BY THE IGS.

POINT	WELL POSITION	WELL DEPTH
OSD(1)	492-0424	710 METERS
OSD(2)	492-0424	710 METERS

CAUTION: COORDINATE DATA IS PROVIDED AS A GUIDE TO BE USED IN CONNECTION WITH SURVEYING WORK ON THIS PLAN



CONCESSION

8

JBF SURVEYORS
3177 LAKEFIELD ROAD, BOX 70
LAKEFIELD ON L0L 3E0
PHONE: 705-862-9150
INFO@JBF.SURVEYORS.COM
WWW.JBF.SURVEYORS.COM

PROJ. 6 5382 JSP