

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

**November 29, 2024, 9:30 AM  
Council Chambers in the Municipal Building**

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

**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 9:30 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 Minutes - November 1, 2024

**Resolution Number 10-2024**

Moved By: Harold Nelson

Seconded By: Mark Porter

That the Minutes from the Committee of Adjustment Meeting, held on November 1, 2024, be received and approved, as circulated.       Carried

4. Minor Variance Applications:

**4.1 A-03-24 (Dybka-Richards-Conley), Planning-2024-28**

**Application No.:** A-03-24

**Applicant:** Edward Joseph and Halinka Christina Dybka

**Property Description:** Part Lot 32, Con.9, Dummer  
1442 Miles Shore Road East

**Roll No:** 1522-020-005-44800

Township Planner, Christina Coulter reviewed the report.

**In attendance:** Agent, Holly Richards-Conley – In support

Community Planning And Consultant, Kevin Duguay – In support

**Comments Received:** The Otonabee Region Conservation Authority indicated that the application is consistent with Section 5 of the Provincial Planning Statement. [referencing Protecting Public Health and Safety]

The applicant has provided a Geotechnical Investigation Report that has determined the slope is stable and to have low potential for instability. The application has demonstrated that the development is not creating new or proposing to aggravate existing natural hazards with respect to Ontario Regulation 686/21.

ORCA noted that permits from their agency have already been issued for the proposed development in respect of Ontario Regulation 41/24, ORCA's "Prohibited Activities, Exemptions and Permits" regulation.

And finally, ORCA stated that the subject property is not located within a vulnerable area that is subject to Trent Source Protection Plan policies.

There were no written or verbal comments received from members of the public.

Senior Staff of the Township have not identified any concerns with the application.

**Verbal Comments:** None

**Resolution Number 11-2024****Moved By:** Rod Manley**Seconded By:** Robert Lamarre

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-03-24;

That the Committee approve Minor Variance Application A-03-24 to recognize a minimum water yard setback of 12.7 metres, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new, two-storey detached dwelling with a gross floor area of approximately 440.64 square metres as shown on the site plan prepared by JBF Surveyors, dated October 30, 2024 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 the issuance of a building permit for the proposed dwelling include the following recommendations of the Geotechnical Investigation Report prepared by Cambium Inc., dated March 12, 2024:
  - a. a Cambium Technician be on Site to inspect the bedrock at footing depth prior to placement of footings and the basement slab to ensure that the subsurface conditions are similar to those identified during this inspection and that the bedrock is adequately unweathered, and free of voids and fractures. Cambium can also inspect the bedrock to estimate bearing capacity values and inspect dowels/ anchors.
- iii. 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;

- iv. That prior to the building permit final inspection being given, the Township’s Chief Building Official is satisfied that the Shoreline Restoration Plan attached as Schedule ‘B’ to this Decision has been implemented; and
- v. That if any archaeological resources should be discovered during the course of development, all excavation must stop immediately, and an archaeologist must be contacted. Potential significance of the findings will be assessed and mitigative options will be identified. The recommendations of the archaeologist must be followed.

Carried

5. Next Meeting Date: December 13, 2024, at 9:30 a.m.

6. Adjournment

**Resolution Number 12-2024**

**Moved By:** Robert Lamarre

**Seconded By:** Mark Porter

That this meeting adjourn at 9:41 a.m.

Carried

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Chair, Jim Patterson

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Secretary-Treasurer, Martina Chait-Hartwig