

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

**December 13, 2024, 9:30 AM
Council Chambers in the Municipal Building**

Present: **Chair - Jim Patterson**
 Member - Harold Nelson
 Member - Mark Porter
 Member - Robert Lamarre

Members Absent **Member - Rod Manley**

Staff Present **Secretary-Treasurer/Acting 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 29, 2024

Resolution Number 13-2024

Moved By Mark Porter

Seconded By Robert Lamarre

That the Minutes from the Committee of Adjustment Meeting, held on November 29, 2024, be received and approved, as circulated. Carried

4. Minor Variance Applications:

4.1 A-04-24 (Scott and Shaylene Pind and Gavin and Elise Black), Planning-2024-29

Applicants: Scott and Shaylene Pind and Gavin and Elise Black

Property Description: Part Lot 19, Con. 2 (Dummer)

1452 Third Line Road-N-Dummer

Roll No:1522-020-003-30900

Township Planner, Christina Coulter reviewed the report.

In attendance: Scott Pind, Owner

Comments Received: The Otonabee Region Conservation Authority (ORCA) indicated that the application is consistent with Chapter 5 of the Provincial Planning Statement (PPS), referencing Natural Hazards.

The development will not create new or is proposing to aggravate existing hazards and the subject property is not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

ORCA noted that the second dwelling unit is beyond regulatory jurisdiction on the property and permits from Otonabee Conservation are not required.

As of the writing of this Report, there have been no other written or verbal comments received from the prescribed persons or public bodies.

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

Verbal Comments: The Owner asked if Condition iii) could be revised to have Molly Conlin verify that the structures comply with the zoning requirements and ensure compliance with any relief granted by the Committee rather than having an Ontario Land Surveyor verify.

Resolution Number 14-2024

Moved By: Harold Nelson

Seconded By: Robert Lamarre

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-04-24;

That the Committee approve Minor Variance Application A-04-24 to permit an increase in the ground floor area of the second dwelling unit from 76.79 m² to 167.2 m², for the life of the structure, to facilitate the issuance of a building permit for the construction of a new, two-storey detached second dwelling as shown on the site plan prepared by Molly Conlin, dated November 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 Building Permit No. DD-2024-0144 for the proposed dwelling clearly identifies the structure as an "additional dwelling unit" to ensure compliance with the Official Plan and to prevent a future severance of the second dwelling unit.
- 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 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: January 24, 2025, at 9:30 am

6. Adjournment

Resolution Number 15-2025

Moved By: Robert Lamarre

Seconded By: Mark Porter

That this meeting adjourn at 9:43 a.m.

Carried

Chair, Jim Patterson

Secretary-Treasurer, Martina Chait-Hartwig