

Minutes of a Meeting of the Committee of Adjustment for the Township of Douro-Dummer held on January 24, 2020, in the Council Chambers of the Municipal Building

Present: Chair, Deputy Mayor – Karl Moher
Member – Wendy Dunford
Member – Ken Jackman
Member – Jim Patterson
Member – Ed Reid
Temporary C.A.O. – Martina Chait-Hartwig
Secretary-Treasurer – Crystal McMillan
Senior Administration Assistant – Vanessa Sweeting

1. Secretary-Treasurer, Crystal McMillan, called the meeting to order at 9:30 a.m. and requested nominations for a new Chair for 2020.

Resolution Number 01-2020 – Committee Chair

Moved by: Mr. Patterson
That Mr. Moher be nominated as chair for 2020.

Seconded by: Mr. Jackman

Nominations were called for a second, third and final time. No other nominations were made.

Mr. Moher stated that he would accept the chair. Carried

2. Mr. Moher took the chair and reminded members of their obligation to declare any potential conflict of interest. None were declared.

- ### 3. Report - Appointing a Secretary/Treasurer

Resolution Number 02-2020

Moved by: Mr. Jackson
Seconded by: Ms. Dunford
That Crystal McMillan be appointed Secretary-Treasurer of the Committee of Adjustment, that Martina Chait-Hartwig be appointed Assistant Secretary-Treasurer, which would authorize her to be Acting Secretary-Treasurer at any point in time when Crystal McMillan, Secretary-Treasurer, is unavailable and further that the appointment of any other Secretary-Treasurers or Assistant Secretary-Treasurers that conflict with this Resolution shall be repealed.

Carried

- #### **4. Resolution Number 03-2020 - Adoption of Minutes**

Moved by: Mr. Jackman Seconded by: Mr. Patterson
That the Minutes from November 22, 2019 be received and approved.

Carried

5. Minor Variance Applications:

a) **Minor Variance – A-14-19 – 2392158 Ontario Corp. (Chisholm)**

Agent: Debbie Chisholm

Con. 2, Part Lot 29, RP 45R1060 Parts 1

2286 Salmon Bay Road, Dummer Ward, Roll No. 020-004-06301

Purpose of Application: The owners would like to construct a new one-storey addition to an existing dwelling. To permit the structure in the proposed location, variances are required to reduce the water yard setback from 30 m (98.42') to **21.7 m (71.2')** and to reduce the interior side yard setback from 6 m (19.69') to **5.19 m (17')** and **5.44 m (17.8')**; all as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated December 5, 2019.

Comments Received:

Curve Lake First Nation – Concern for archeological materials of cultural value. If any items are found, work must stop and Curve Lake First Nation shall be contacted.

Otonabee Region Conservation Authority – Meets policies, a permit is required.

Mosey – In objection

Resolution Number 04-2020 – Receive Comments

Moved by: Ms. Dunford

Seconded by: Mr. Patterson

That the correspondence regarding Minor Variance File A-14-19 be received.

Carried

In attendance:

Debbie Chisholm, Property Owner – In support

Resolution Number 05-2020

Moved by: Mr. Jackman

Seconded by: Mr. Reid

That Minor Variance A-14-19 for 2392158 Ontario Corp. be approved as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new one-storey addition to an existing dwelling, as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated December 5, 2019 attached to this Decision as Schedule 'A', and to bring the structure 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 of the Official Plan and Zoning By-law. The Committee received a written comment from a member of the public in opposition to the application and has given due consideration and weight to it regarding this minor variance application File A-14-

19. The Committee has thus have made its decision on the basis of the application, information from the Agent, a submission from Otonabee Region Conservation Authority, Curve Lake First Nation and the staff report.

Approval is conditional on the following:

- Obtaining any necessary permits from ORCA, Douro-Dummer Building Department, Trent Severn Waterway and any other required ministry/agency
- That the two accessory structures (shed and gazebo) located in the water yard setback be demolished after all necessary permits have been obtained
- Proper Building Plans be submitted with the building permit application based on the design included on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated December 5, 2019 attached to this Decision as Schedule 'A' and submitted with the minor variance application.
- That the exterior corners of the structure(s) be pinned by a Surveyor on the poured footings and a copy of the survey be provided to the Chief Building Official after the footings are poured and prior to any further construction taking place
- That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structure(s) 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.
- That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

b) **Minor Variance – A-01-20 – Michael Schabas and Veronica Lam**

Agent: Ken Currie

Con. 1, Part lot 27, Plan 33 Part lot 8

882 Birchview Road, Douro Ward, Roll No. 010-001-06400

Purpose of Application: The owners would like to construct a new one-storey addition to an existing dwelling. To permit the structure in the proposed location, variances are required to reduce the water yard setback from 30 m (98.42') to **21.49 m (70.5')** and **21.79 m (71.5')** and to reduce the interior side yard setback from 6 m (19.69') to **4 m (13.2')** and **5.85 m (19.2')**;

The owners have also requested a variance to increase the lot coverage requirement for the existing accessory structures to bring the remainder of the property into compliance with the zoning by-law. In order to do this, a variance is requested to increase the maximum lot coverage for accessory structures from 5% to **5.5%**;

all as shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated January 7, 2020.

Comments Received:

Curve Lake First Nation – Concern for archeological materials of cultural value. If any items are found, work must stop and Curve Lake First Nation shall be contacted.

Otonabee Region Conservation Authority – Meets policies, a permit is required.

Resolution Number 06-2020 – Receive Comments

Moved by: Mr. Jackman

Seconded by: Mr. Patterson

That the correspondence regarding Minor Variance File A-01-20 be received.

Carried

In attendance

Ken Currie, Agent – In support

Ken Currie, Agent, spoke in support of the application.

Resolution Number 07-2020

Moved by: Mr. Jackman

Seconded by: Ms. Dunford

That Minor Variance A-01-20 for Michael Schabas and Veronica Lam be approved as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new one-storey addition to an existing dwelling and to increase the maximum lot coverage for accessory structures, all as shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated January 7, 2020, attached to this Decision as Schedule 'A', and to bring the structures 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 of the Official Plan and Zoning By-law. The Committee has not received any written or oral submissions from the public regarding minor variance application File A-01-20 and thus have made its decision on the basis of the application, information from the Agent, a submission from Otonabee Region Conservation Authority, Curve Lake First Nation and the staff report.

Approval is conditional on the following:

- Obtaining any necessary permits from ORCA, Douro-Dummer Building Department, Trent Severn Waterway and any other required ministry/agency
- Proper Building Plans be submitted with the building permit application based on the design included on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated January 7, 2020 attached to this Decision as Schedule 'A' and submitted with the minor variance application.

- That the exterior corners of the structure(s) be pinned by a Surveyor on the poured footings and a copy of the survey be provided to the Chief Building Official after the footings are poured and prior to any further construction taking place
 - That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structure(s) 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.
 - That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.
6. Next meeting date – March 2, 2020 (if required)

7. Adjournment

Resolution Number 08-2020

Moved by: Ms. Dunford

Seconded by: Mr. Patterson

That the meeting adjourn. (10:02 a.m.)

Chair, Karl Moher

Secretary-Treasurer – Crystal McMillan