



Office Use Only

File No. A-02-20
Variance from By-law No. _____
Date Submitted _____
Date Fee Received _____
Date Application Deemed _____
Complete _____
Roll No. _____

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): William and Patricia Bailey
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: 333 County Rd 8, Douro-Dummer
K0L 1S0

Phone: (home) 705-652-3949
Phone: (cell) 705-875-5576

E-mail: pcarolbailey@gmail.com
Phone: (work) _____
Fax: _____

2.0 Agent Information

Authorized Agent (if any): James Bailey

Address: 1672 County Rd 4
Douro-Dummer
K0L 3A0

Phone: (home) _____
Phone: (cell) 705-927-7876
E-mail: jim.bailey@cambium-inc.com
Phone: (work) _____
Fax: _____

3.0 Legal Description/Location of the Subject Land

| | | | |
|---|---------------------------|--|--|
| County Peterborough | | Township Douro-Dummer | Ward (Former Township) Douro |
| Concession Number(s) 4 | Lot Number(s) 5 | Legal Description: | |
| Registered Plan No: | Lot(s)/ Block No. | Civic/911 Address: 333 County Road 8 | |
| Reference Plan No: | Part Number(s): | Are there any easements or restrictive covenants affecting the property? | |
| Date subject land was purchased by current owner: | | 1974 | |

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 |
| Length of Time Existing Uses have continued | >50 years |
| Proposed Use (e.g. permanent residential, home-based business) | Residential |
| 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 Classification² 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 |
| S. 9.2.1(b) | 135 m | 60.39 m | 74.61 m |
| S. 9.2.1(a) | 20 ha | 14 ha | 6 ha |
| | | | |
| | | | |

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)

Following severance of two lots, the retained parcel does not meet the frontage minimum of 135m and area requirement of 20 ha per Section 9.2.1 (a)&(b). Based on survey, the retained parcel frontage is 60.39 m and retained area is 14 ha.

7.0 Property Characteristics, Access and Servicing Information

| | | |
|--------------|----------|--|
| Lot Area | 14.27 ha | (acres, hectares, ft ² , m ²) |
| Lot Depth | 542 m | (feet/metres) |
| Lot Frontage | 60 m | (feet/metres) |

| | | |
|---|---------------------------------------|---|
| Access to Subject Property | | <input checked="" type="checkbox"/> Existing or <input type="checkbox"/> Proposed |
| <input type="checkbox"/> Municipal Road – maintained year round | <input type="checkbox"/> Private Road | |
| <input checked="" type="checkbox"/> County Road County rd 8 | <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: | | |
| If access to the land is by water only: | | |
| Where are parking and docking facilities: | na | |
| Approximate distance from subject land: | na | |
| Approximate distance from nearest public road: | na | |

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.

Currently a residential property with approximately half of the lot used to pasture cattle. In addition to the house, there is a barn and two small outbuildings. Aside from the severed lots, the remaining lot is generally rectangular shaped, flat and without permanent water bodies. The overburden is shallow silty soil with an average depth of less than 1m overlying fractured bedrock.

| | |
|---|--|
| 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 Peterborough County/City Health Unit? <input type="radio"/> Yes or <input type="radio"/> 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 will be required.

Existing Structures (in metric)

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Length | Width | Height | Date Constructed |
|-------------------|-------------------|------------------|-------------------|--------|-------|--------|------------------|
| house | 140 | 200 | 2 | 17 | 9 | 7 | >1930 |
| barn | 150 | 300 | 2 | 15 | 10 | 10 | >1930 |
| shed 1 | 63 | 63 | 1 | 9 | 7 | 4 | >1930 |
| shed 2 | 24 | 24 | 1 | 6 | 4 | 3 | >1930 |
| | | | | | | | |

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) | 0.10% | 0.10% |
| Accessory Structures | 0.17% | 0.17% |
| Total | 0.25% | 0.25% |

Proposed Structures (in metric)

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

Will the proposal add any of the following?

| | Yes | No | If yes, please provide | Existing | Proposed |
|-----------------------|-----------------------|----------------------------------|------------------------|----------|----------|
| Total Living Area | <input type="radio"/> | <input checked="" type="radio"/> | Size | | |
| Bedrooms | <input type="radio"/> | <input checked="" type="radio"/> | Number | | |
| Bathrooms | <input type="radio"/> | <input checked="" type="radio"/> | Number | | |
| New Plumbing Fixtures | <input type="radio"/> | <input checked="" type="radio"/> | 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 will be required.

Existing Structures (in metric)

| Type of Structure | Front Lot Line | Rear Lot Line | Side Lot Line | Side Lot Line | Water Yard | Other (quantity) |
|-------------------|----------------|---------------|---------------|---------------|------------|------------------|
| na | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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 (quantity) |
|-------------------|----------------|---------------|---------------|---------------|------------|------------------|
| na | | | | | | |
| | | | | | | |
| | | | | | | |

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="radio"/> | <input checked="" type="radio"/> | | |
| Consent (Severance) (Section 53) | <input checked="" type="radio"/> | <input type="radio"/> | B18-19, B19-19 | Conditionally approved |
| Minor Variance (Section 45) | <input checked="" type="radio"/> | <input type="radio"/> | | |
| Other: | <input type="radio"/> | <input checked="" type="radio"/> | | |

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.

15.0 Declaration of Applicant:

I/We James Bailey of the Township of Douro-Dummer in the
(name of owner(s)/agent(s) (city in which you reside)
County of Peterborough in Province of 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 19 day of JUNE, 2020.



Signature of Commissioner, etc.
C. IAN KEAY, ESQ.

**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 \$1380.00 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, James Bailey, 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] mutually agreed 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 19 day of JUNE, 2020.

Signature of Commissioner, etc.

C. IAN KEAY, ESQ.

**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, **James Bailey**
[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 19th day of JUNE, 2020.



Owner/Applicant/Agent Signature

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