

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

March 24, 2023, 9:00 AM

Township Douro-Dummer YouTube Channel

https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Present:

- Chair - Harold Nelson**
- Member - Jim Patterson**
- Member - Rod Manley**
- Member - Mark Porter**
- Member - Robert Lamarre**

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 9:01 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: January 13, 2023

3.1 Committee of Adjustment Meeting Minutes - January 13, 2023

Resolution Number 04-2023

Moved By:: Rod Manley

Seconded By:: Mark Porter

That the Minutes from the Committee of Adjustment Meeting, held on January 13, 2023, be received and approved, as circulated. Carried

4. Minor Variance Applications:

4.1 A-01-23 - Webster, Planning Department -2023-11, Planning-2023-11

Location - Part Lot 25, Con. 3
1797 County Road 6
Roll No: 1522-020-004-09100 Dummer Ward

Purpose of Application:

The property is subject to Peterborough County Land Division File B-23-22 for the creation of a new residential lot which was given provisional consent on July 7, 2022. A minor variance is required as a condition of the decision for B-23-22 in order to permit the lot to be created with a minimum lot area of 0.38 hectares. The purpose of the minor variance is to reduce the minimum lot area requirement for the proposed severed parcel from 0.40 hectares to 0.38 hectares. A site sketch has been prepared By: Chris Musclow, Ontario Land Surveyor, dated November 30, 2022, which illustrates the proposed lot area based on the environmental (natural heritage) constraints identified on Figure 4 of the Environmental Impact Study prepared By: Cambium Inc., dated January 24, 2022.

Christina Coulter, Planner reviewed the minor variance report for the Committee and the public.

In attendance:

None

Comments:

Ken Hilker - In Opposition

ORCA – No opposition

Resolution Number 05-2023

Moved By: Robert Lamarre

Seconded By: Jim Patterson

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-01-23;

That the Committee approve Minor Variance Application A-01-23 as requested, to address a condition of the decision for Peterborough County

Land Division File B-23-22 and to bring the proposed lot 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 given with no conditions. Carried

4.2 A-02-23 - Bart, Planning Department-2023-10, Planning-2023-10

Location - Part Lot 25, Con. 3
1056 Stony Lake-Dodworth Island
Part 2, Plan 45R-16247
Plan 6, Part Lots 17 and 18

Roll No: 1522-020-005-71601 Dummer Ward

Purpose of Application:

The Owners wish to construct a 14.68 square metre addition (Proposed Addition #1), a 15.62 square metre deck (Proposed Deck) and an 8.73 square metre addition (Proposed Addition #2) to the rear of the existing 1 storey frame cottage.

The purpose of the minor variance is to increase the maximum lot coverage requirement for the primary structure from 5% to 6% and decrease the existing eastern interior side yard setback from 6.9 metres to 5.5 metres to permit the proposed additions and deck. A site plan has been prepared By: Kawartha Lakes Construction, based on the sketch prepared By: Elliott and Parr (Peterborough) Ltd., dated March 17, 2023 which illustrates the proposed additions.

Christina Coulter, Planner reviewed the minor variance report for the Committee and the public.

In attendance:

Scott Woottan, Christina Watts and Mike Forth, Agents – In support

Comments:

ORCA – No opposition

Curve Lake – No opposition

Resolution Number 06-2023

Moved By:: Mark Porter

Seconded By:: Jim Patterson

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-02-23;

That the Committee approve Minor Variance Application A-02-23 as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a 14.68 square metre addition (Proposed Addition #1), a 15.62 square metre deck (Proposed Deck) and an 8.73 square metre addition (Proposed Addition #2) as shown on the site plan prepared By: Kawartha Lakes Construction dated March 17, 2023 attached to the Decision as Schedule 'A' and to bring the proposed lot 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 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; and
- iii. That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

Carried

4.3 A-03-23 - Belanger, Planning Department-2023-12, Planning-2023-12

Location - Part Lots 1 & 2, Con. 10

148 County Road 4

Part 2, Plan 45R-13600

Roll No: 1522-010-004-11000 Douro Ward

Purpose of Application:

The Owner obtained a building permit (Permit DD-2022-1211) for the construction of a 64.66 square metre addition and an 8.73 square metre deck to the rear of their existing dwelling. During construction the Building Department became aware that the addition was deficient in the required interior side yard setback and found to encroach into the western interior side yard By: 0.04 metres. The purpose of the minor variance is to reduce the minimum western interior side yard setback from 6 metres to 5.9 metres to permit the addition and deck. A Surveyor's Real Property Report has been prepared By: Elliott and Parr (Peterborough) Ltd., dated February 28, 2023 which illustrates the existing structures and proposed addition and deck.

Christina Coulter, Planner reviewed the minor variance report for the Committee and the public.

In attendance:

Karlie Killen, Owner – In support

Mark McLean, Agent – In support

Comments:

Paul Voskamp – In support

Korey Shaughnessy – In support

Gerry Clancy – In support

Resolution Number 07-2023

Moved By:: Robert Lamarre

Seconded By:: Jim Patterson

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-03-23;

That the Committee approve Minor Variance Application A-03-23 as requested, for the life of the structure, to facilitate the construction of the 64.66 square metre addition and 8.73 square metre deck as applied for in Building Permit DD-2022-1211 and shown on the Surveyor's Real Property Report prepared By: Elliott and Parr (Peterborough) Ltd., dated February 28, 2023 attached to the 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 and purpose of the Official Plan and Zoning By:-law. Approval if given with no conditions. Carried

5. Other Business:

5.1 Committee Member Training - Spring 2023

Secretary-Treasurer/Acting Clerk, Martina Chait-Hartwig, provided an overview of Committee of Adjustment training being provided to Committee members.

6. Next Meeting Date: April 21st, 2023 (If Required)

7. Adjournment

Resolution Number 08-2023

Moved By: Robert Lamarre

Seconded By: Mark Porter

That this meeting adjourn at 9:39 a.m.

Carried

Chair, Harold Nelson

Secretary-Treasurer, Martina Chait-Hartwig