



## **Township of Douro-Dummer Agenda for a Committee of Adjustment Meeting**

**Friday, April 12, 2024, 9:00 a.m.  
Council Chambers in the Municipal Building**

**Please note**, that the Committee may, by general consensus, change the order of the agenda, without prior notification, in order to expedite the efficiency of conducting business

### **Electronic Meetings**

Committee of Adjustment meetings are being held in person and electronically. Regular Meetings are recorded and live-streamed on the Township YouTube channel. Special Meetings will be recorded and live-streamed where feasible.

To watch the meeting live or access a recording please visit the Township's YouTube Channel  
[https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A)

Please contact the Clerk if you require an alternative method to virtually attend the meeting.  
martinac@dourodummer.on.ca or 705-652-8392 x210

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### **Pages**

1. **Call to Order by Chair:**
2. **Disclosure of Pecuniary Interest:**
3. **Approval of Minutes:**
  - 3.1 **Committee of Adjustment Meeting Minutes - January 19, 2024** 1
4. **Minor Variance Applications:**
  - 4.1 **Minor Variance File - A-04-23 (Husack) (Update 2), Planning-2024-11** 4

Applicant: Donald and Anna Husack  
Property Description:  
Part Lot 33, Con. 7 (Dummer)  
1076 Duck Pond Lane  
Roll No. 1522-020-005-75700
5. **Next Meeting Date: To be Announced**
6. **Adjournment**

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

**January 19, 2024, 9:30 AM  
Council Chambers in the Municipal Building**

**Present:**                   **Member - Jim Patterson**  
                                   **Member - Rod Manley**  
                                   **Member - Mark Porter**  
                                   **Member - Robert Lamarre**

**Absent:**                   **Member – Harold Nelson**

**Staff Present:**       **Secretary-Treasurer/Clerk - Martina Chait-Hartwig**  
                                   **Planner - Christina Coulter**

1.    Call to Order:

Secretary-Treasurer/Clerk, Martina Chait-Hartwig called the meeting to order at 9:30 a.m.

2.    Nominations for Committee Chair:

Member, Rod Manley nominated member, Jim Patterson as Committee Chair. There were no other nominations or objections. Jim Patterson accepted the role for 2024.

3.    Disclosure of Pecuniary Interest:

The Chair reminded members of their obligation to declare any pecuniary interest they might have. None were declared.

4.    Approval of Minutes:

That the Minutes from the Planning Committee Meeting, held on December 8, 2023, be received and approved, as circulated.

4.1   Committee of Adjustment Meeting Minutes - December 8, 2023

**Resolution Number 01-2024**

Moved By: Rod Manley

Seconded By: Robert Lamarre

That the Minutes from the Planning Committee Meeting, held on December 8, 2023, be received and approved, as circulated.

Carried

5. Minor Variance Applications:

5.1 Deferred from Previous Meeting: Minor Variance File - A-04-23 (Husack), Planning-2023-36, Planning-2024-02

In attendance:

Donald Husack, Applicant

Comments:

Planner, Christina Coulter reviewed the current status and requirements needed for the Minor Variance Application.

Mr. Husack joined the meeting online and spoke to his application. Planner, Christina Coulter addressed comments from Mr. Husack.

Further discussion took place between Mr. Husack and Committee Members

**Resolution Number 02-2024**

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-04-23;

That the Committee defer Minor Variance Application A-04-23 until peer review acceptance of the sEIA and any supporting material has been received; demonstration to the satisfaction of ORCA that flooding hazards have been addressed; and if required by Hiawatha First Nation, an archaeological assessment has been completed and accepted by the Ministry to ensure the application is appropriate for the development of this land and maintains the general intent and purpose of the Official Plan.

6. Next Meeting Date: To be determined

7. Adjournment

**Resolution Number 03-2024**

Moved By: Robert Lamarre

Seconded By: Rod Manley

That this meeting adjourn at 9:56 a.m.

Carried

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Chair, Jim Patterson

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Secretary-Treasurer, Martina Chait-Hartwig

## **Minor Variance Report**

**Application No.:** A-04-23  
**Applicant:** Donald and Anna Husack  
**Property Description:** Part Lot 33, Con. 7 (Dummer)  
1076 Duck Pond Lane  
1522-020-005-75700

### **Background:**

The Owners wish to construct an approximately 22 square metre canoe storage building (boathouse) to the west of the existing detached frame garage. Given the design of the structure, asphalt shingles are proposed to be used on the exterior facing walls.

The proposed canoe storage building meets the definition of boathouse in the Township Zoning By-law (S. 22.23). A boathouse must comply with the provisions set out in Section 3.1.6 of the By-law. Specifically, a minimum setback of 9 metres from the side lot line is required (S. 3.1.6 (c)). In addition to Section 3.1.6, a minimum setback of 15 metres is required from any lot line abutting a private road (S. 3.1.2 (d)). Finally, Section 3.4 (f) of the By-law prohibits asphalt shingles to be used for the exterior facing on any wall of any building or structures which is located partly or wholly within 90 metres of any improved public street or navigable waterway.

The purpose of the minor variance is to reduce the side lot line from 9 metres to 3.4 metres and to reduce the setback from the private road from 15 metres to 10 metres to accommodate the proposed construction as shown on the site plan prepared by Elliott and Parr (Peterborough) OLS, dated May 2, 2023.

The minor variance is also required to permit asphalt shingles to be used on the exterior facing walls of the boathouse as shown on the Elevation Plans (Drawing A1) prepared by Dawn Victoria Homes, dated 23-03-21.

The required public meeting for the application took place at the December 8, 2023 Committee of Adjustment meeting. A copy of Report Planning-2023-36 and related attachments presented at the December 8, 2023 meeting is available on the [Township website](#). The application was deferred to allow the Owners an opportunity to address issues related to the Scoped Environmental Impact Assessment (sEIA), flooding hazards and archaeological potential.

An update to the application was presented at the January 19, 2024 Committee of Adjustment meeting. A copy of Report Planning-2024-02 and related attachments presented January 19, 2024 is available on the [Township website](#).

After hearing all comments, the Committee passed the following Resolution (subject to approval of the January 19, 2024 Minutes):

## **Resolution Number 02-2024**

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-04-23;

That the Committee defer Minor Variance Application A-04-23 until peer review acceptance of the sEIA and any supporting material has been received; demonstration to the satisfaction of ORCA that flooding hazards have been addressed; and if required by Hiawatha First Nation, an archaeological assessment has been completed and accepted by the Ministry to ensure the application is appropriate for the development of this land and maintains the general intent and purpose of the Official Plan.

Carried

On January 25, 2024, the Owners provided photographs of the area of proposed construction and a site plan prepared by Elliott and Parr dated May 2, 2023 and revised January 22, 2024. The revised site plan includes an enlargement of the proposed boathouse location and illustrates the proposed boathouse will be located outside of the floodplain contour with a 0.01 metre and 0.02 metre clearance. The site photographs and revised site plan are attached to this Report.

The site photographs and revised site plan were provided to Otonabee Conservation and in correspondence dated January 25, 2024, ORCA stated that, in this singular occurrence the proposed canoe storage can be interpreted as meeting the intent of the Provincial Policy Statement Section 3.1 [which references natural hazards]. A copy of ORCA's correspondence is attached to this Report.

In separate correspondence on January 25, 2024, the Owners provided a revised planting plan prepared by Oak Ridge Environmental Ltd. (ORE) dated January 2024. A copy of the revised planting plan is attached to this Report. Planning Staff reviewed the planting plan along with [ORCA's Healthy Shorelines Planting Guide](#). Planning Staff also sought additional information from ORE with respect to Stantec's peer review comments dated January 11, 2024.

In correspondence dated March 8, 2024, ORE provided additional information with respect to Stantec's peer review comments and the revised planting plan. In summary, ORE stated that the revised planting plan illustrates where the plantings should be situated and that the types of trees and/or shrubs to be planted are based on what tree species would survive in the shallow soil conditions on site. ORE recommends that proof

be provided of the final planting forwarded to the Municipality and/or confirmed on-site by the Township's Building Inspector.

ORE noted that the proposed planting plan and areas to be planted will enhance/improve the overall condition of the site and offset the impacts by the proposed boathouse. Therefore, complying with the GPGGH [Growth Plan].

A copy of the complete ORE response is attached to this Report.

Based on the additional information supplied by ORE, Planning Staff are satisfied that the proposal will address Section 2.1.8 of the PPS and Section 4.2.4.5 (b) of the Growth Plan provided the following conditions are included in the decision:

- That a mitigation measures agreement be entered into between the Owners and the Municipality which would ensure the recommendations outlined in Section 12 of the sEIA prepared by Oak Ridge Environmental Ltd. dated September 2023 are implemented prior to the issuance of a building permit and prior to the building permit final inspection being given; and
- That prior to the building permit final inspection being given, the Township's Chief Building Official is satisfied that the planting plan prepared by ORE dated January 2024 has been implemented.

In terms of the archaeological assessment, the Owners contacted Hiawatha First Nation (HFN) via e-mail on January 25, 2024 regarding their requirements. HFN responded on January 26, 2024 indicating the area is located in a highly probable "Area for Archaeology" and suggested it would be best to have an archaeologist view the disturbed soil area. Township Staff sought additional clarification from HFN via e-mail dated February 1, 2024 requesting a specific requirement to be added as a condition of the minor variance decision. Township Staff provided a further e-mail to HFN on March 7, 2023 indicating that, unless otherwise directed, the following condition be recommended to the Committee regarding archaeological resources:

- That if any archaeological artifacts are found during construction, all development shall be halted immediately and the proper agency be contacted.

A copy of the above noted e-mail correspondence is attached to this Report. To date, Township Staff have not received any additional correspondence regarding archaeological potential. It is therefore the opinion of Staff that, with the inclusion of the above noted condition, the application will address Policy 2.6.2 and 2.6.5 of the PPS.

### **Planning Review:**

Section 45 of the Planning Act provides the tests that must be satisfied to support a minor variance application. The tests are as follows:

1. Does the minor variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Lakeshore Residential and Environmental Constraint in the Official Plan (OP).

Within the Environmental Constraint designation, the erection of buildings and structures or the placing or removal of fill of any kind whether originating on the site or elsewhere, are prohibited except where buildings or structures are intended for flood or erosion control, landscape stabilization or essential utilities. Those works must be in accordance with the regulations and the approval of the Otonabee Region Conservation Authority or the Ministry of Natural Resources. (S. 6.2.15.3 (a)). ORCA has indicated that the application has addressed their outstanding concerns. A permit (Permit Number: 2023-132) for the proposed construction has been issued by their agency and a copy is attached to this Report.

In the Lakeshore Residential designation, the preservation of naturally-vegetated shoreline is encouraged in order to minimize destruction to the shoreline and wetbeach habitat, minimize visual impact on the waterbody, maintain wildlife habitats and corridors and improve water quality. (S. 6.2.6.3 (c)).

Boat houses are a permitted use and may encroach into the 30-metre setback without a minor variance provided that the property Owners can demonstrate to the Township's satisfaction and, if appropriate, the authority having jurisdiction over the waterway, that it does not negatively affect the waterfront environment. (S. 6.2.6.3 (c)).

Based on the revised planting plan and additional information provided by ORE and with the recommended conditions, Township Staff are satisfied that the proposal has demonstrated that it will not negatively affect the waterfront environment. As such, the minor variance appears to maintain the general intent and purpose of the Official Plan.

2. Does the minor variance maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Limited Service Residential (LSR). A maximum of one boathouse not exceeding a total area of 80 square metres is permitted on a lot (S. 3.1.6 (a)). Boathouses must be located above the high-water mark but may be located within the water yard (Ss. 3.1.6 (f) and 3.1.6). The maximum height for a boathouse is 4.57 metres (3.1.6 (d)).

Although the proposal will not meet the minimum setbacks from the side lot line and a lot line abutting a private road, the Owners desire to locate the proposed structure within the trees in order to maintain the landscape as much as possible. The Owners advised that they would like to seek relief from the section of the By-Law prohibiting the use of asphalt shingles so that the structure is sympathetic to the other structures on his property and the surrounding area. In all other respects, the proposal complies with the Zoning By-law.

The application appears to meet the general intent and purpose of the Zoning By-law.

3. Is the proposed use desirable for the appropriate development or use of the land?



Based on the additional ORE information, ORCA's comments and the recommended conditions, the proposed use has demonstrated that it is desirable and appropriate to the development of the subject land.

The air photo attached to this Report illustrates the subject property is well treed and the property is located on a point of land. The proposed construction will not impact the view of the lake from adjacent properties and the proposed structure will be appropriately screened from surrounding properties. There have been no concerns raised by adjacent land Owners and the Owners of the property most impacted by the proposed construction (Roll No. 1522-020-005-75812) has indicated they have no objections to the application. A copy of these comments are attached to this Report.

4. Is the variance minor?

The proposed variance is minor in nature.

The proposed development will comply with all standards of the By-law for a boathouse except the minimum setbacks from the side lot line and lot line abutting a private road and for the use of asphalt shingles on the exterior facing walls.

**Conformity to PPS and A Place to Grow:**

This application appears to be consistent with the Provincial Policy Statement (PPS) and to conform to A Place to Grow, Growth Plan for the Greater Golden Horseshoe.

**Application of Four Tests:**

The Committee should state in the decision how the application meets/or does not meet the four tests:

- 1) The application is (or is not) minor in nature.
- 2) The application is (or is not) desirable and appropriate to the development of this land.
- 3) The application meets (or does not meet) the general intent of the Official Plan.
- 4) The application meets (or does not meet) the general intent of the Zoning By-law.

**Summary:**

The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the intended use meets the general intent of the Official Plan and Zoning By-law.

After hearing public comment and considering all written submissions, the Committee has the following options:

1. approve the minor variance with no conditions;
2. approve the minor variance with conditions;
3. defer the minor variance for further consideration at a later date; or
4. reject the minor variance.

**Recommendation:**

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-04-23;

That the Committee approve Minor Variance Application A-04-23 as requested, for the life of the structure, to facilitate the construction of the approximately 22 square metre canoe storage building (boathouse) as shown on the site plan prepared by Elliott and Parr dated May 2, 2023 and revised January 22, 2024 attached to the Decision as Schedule 'A' and the revised planting plan prepared by Oak Ridge Environmental dated January 2024 attached to the Decision as Schedule 'B' and to bring the structure into compliance with the Zoning By-law by reducing the side lot line from 9 metres to 3.4 metres, reducing the setback from the private road from 15 metres to 10 metres and to permit asphalt shingles to be used on the exterior facing walls of the boathouse as shown on the Elevation Plans (Drawing A1) prepared by Dawn Victoria Homes, dated 23-03-21 attached to the Decision as Schedule 'C'.

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 structure is 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;
- iii. That a mitigation measures agreement be entered into between the Owners and the Municipality which would ensure the recommendations outlined in Section 12 of the sEIA prepared by Oak Ridge Environmental Ltd. dated September 2023 are implemented prior to the issuance of a building permit and prior to the building permit final inspection being given;
- iv. That prior to the building permit final inspection being given, the Township's Chief Building Official is satisfied that the revised planting plan prepared by ORE dated January 2024 has been implemented.
- v. That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

**Report Approval Details**

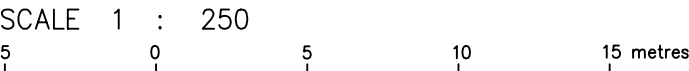
Document Title:	A-04-23 (Husack) (Update 2).docx
Attachments:	<ul style="list-style-type: none"> <li>- A-04-23 22-19-398-00-SITEPLAN-22JANUARY2024_REVISED.pdf</li> <li>- A-04-23 picture 5.jpg</li> <li>- A-04-23 picture 6.jpg</li> <li>- A-04-23 ORCA Comments File PPLD-2292 (January 25, 2024).pdf</li> <li>- A-04-23 23-3316 Figure 1 -Revised Planting Plan.pdf</li> <li>- A-04-23 Additional ORE EIS information (March 8, 2024).pdf</li> <li>- A-04-23 PPRD-2512 ORCA Placard.pdf</li> <li>- A-04-23 HFN Correspondence (January 25 - March 7, 2024).pdf</li> <li>- A-04-23 Air Photo.pdf</li> <li>- A-04-23 - G. Bradley Comments (December 5, 2023).pdf</li> </ul>
Final Approval Date:	Apr 5, 2024

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

SITE PLAN OF  
PART OF LOT 33  
CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF DUMMER  
TOWNSHIP OF DOURO-DUMMER  
COUNTY OF PETERBOROUGH

ELLIOTT AND PARR (PETERBOROUGH), A DIVISION OF J.D. BARNES LIMITED  
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**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PROPERTY AREA = 2322±sq.m.  
EXISTING COTTAGE = 86.4sq.m.  
EXISTING DECKS = 48.7sq.m.  
EXISTING STAIRS = 5.4sq.m.  
EXISTING GARAGE = 41.3sq.m.  
EXISTING LOT COVERAGE = 7.8%  
PROPOSED BOATHOUSE = 20.4sq.m.  
PROPOSED LOT COVERAGE = 8.7%

**NOTES**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO SHORE TRAVERSE LINE SHOWN ON PLAN BY BENINGER SURVEYING LTD. DATED 23 AUGUST 2006, SHOWN AS HAVING A BEARING OF N78°23'00"W.

STONY LAKE IS ARTIFICIALLY CONTROLLED BY THE TRENT CANAL AUTHORITY BY A DAM AT THE OUTLET OF CLEAR LAKE IN LOT 37, CONCESSION 12 TOWNSHIP OF SMITH

MAXIMUM CONTROLLED LEVEL IS ELEVATION 234.42m  
MINIMUM CONTROLLED LEVEL IS ELEVATION 234.12m

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO CGVD28:78 DATUM AND ARE DERIVED FROM THE COSINE BENCH MARK 0011960U3257 HAVING A PUBLISHED ELEVATION OF 215.75 METRES.

SITE REVEGETATION PLAN: 5 WHITE PINE TREES TO BE PLANTED IN AREA OF BOATHOUSE WHERE SOIL DEPTH PERMITS IT.

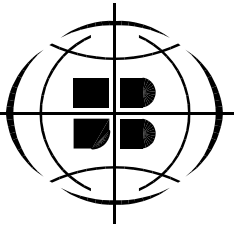
**LEGEND**

- |         |         |  |
|---------|---------|--|
| ■       | DENOTES | SURVEY MONUMENT FOUND  |
| □       | DENOTES | SURVEY MONUMENT SET, STAMPED JDB                                   |
| SIB     | DENOTES | SHORT STANDARD IRON BAR  |
| SSIB    | DENOTES | SHORT STANDARD IRON BAR  |
| IB      | DENOTES | IRON BAR   |
| CP      | DENOTES | CONCRETE PIN   |
| JDB     | DENOTES | J.D. BARNES LTD.   |
| 712     | DENOTES | G.W. ELLIOTT O.L.S.  |
| 873     | DENOTES | BENINGER SURVEYING LTD.  |
| M       | DENOTES | MEASURED   |
| P1      | DENOTES | PLAN BY BENINGER SURVEYING LTD. DATED 23 AUGUST 2006 PROJECT 23705 |
| P2      | DENOTES | PLAN 45R-13866   |
| 600 DIA | DENOTES | 600mmØ DIAMETER CONIFEROUS TREE                                    |

MAY 2, 2023  
DATE

REVISED - 22 JANUARY 2024  
TO SHOW ENLARGEMENT

*Stephen W. Olander*  
STEPHEN W. OLANDER  
ONTARIO LAND SURVEYOR

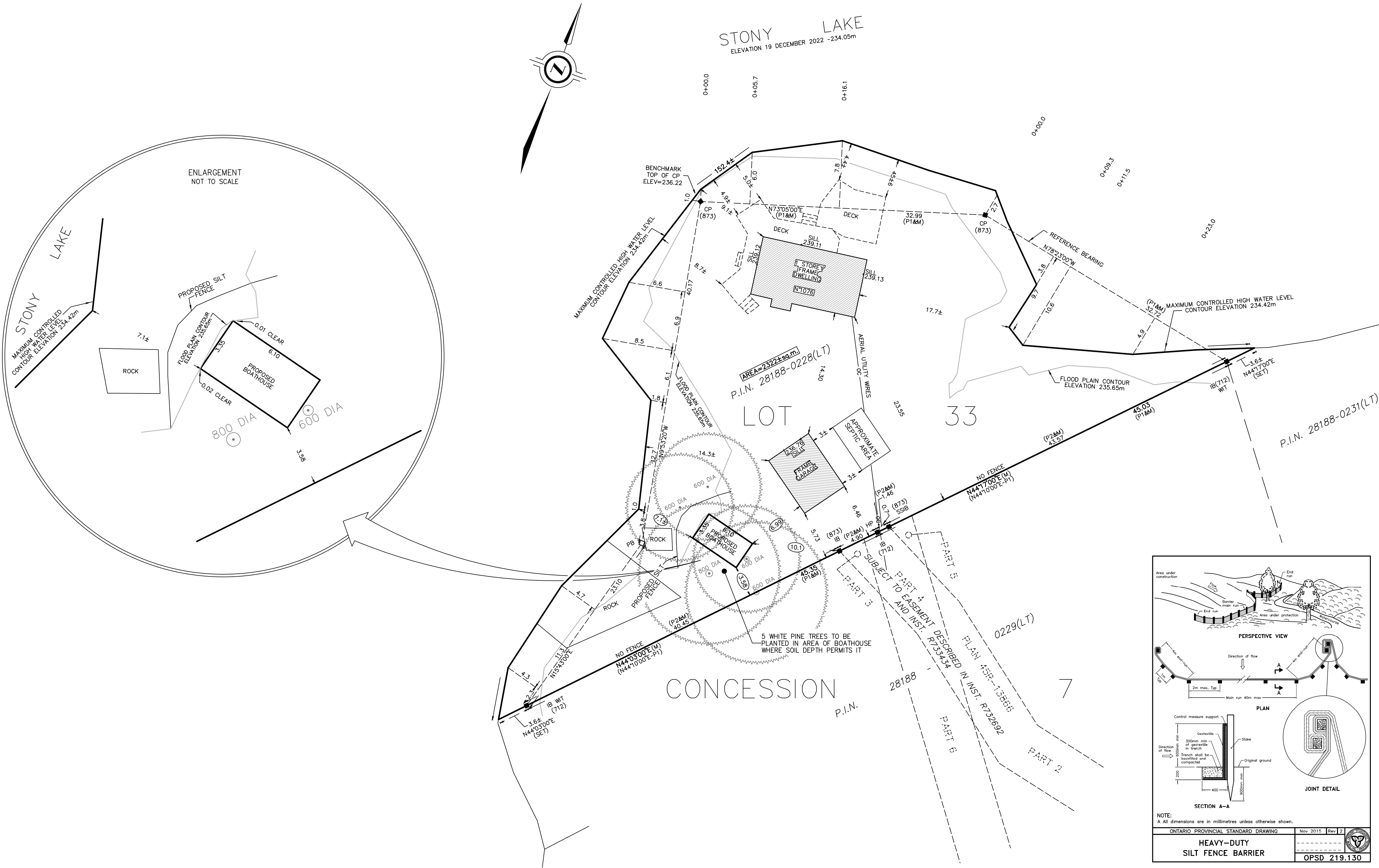


**Elliott and Parr**  
(PETERBOROUGH)  
A Division of  
**J. D. Barnes Limited**

211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2  
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: AR/ES	CHECKED BY: SWO	REFERENCE NO.: 22-19-398-00A
FILE:DUMMER 90		DATED: 01/22/2024

PLOTTED: 1/22/2024













**From:** [Marnie Guindon](#)  
**To:** [Christina Coulter](#)  
**Subject:** RE: Minor Variance Application - A-04-23 (Husack) PPLD-2292  
**Date:** January 25, 2024 11:45:21 AM  
**Attachments:** [image011.png](#)  
[22-19-398-00-SITEPLAN-22JANUARY2024\\_REVISED.pdf](#)

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Christina,

Thank you for the pictures of all the downed trees it paints a picture of the recent disturbance on the property.

The newly submitted supporting material shows where it could still be interpreted that portion of the structure are in the floodplain. Although typically boat storage is found along the shoreline staff suggest in this singular occurrence the proposed canoe storage can be interpreted of meeting the intent of the PPS Section 3.1.

Regards,

Marnie Guindon

Planning & Regulations Officer  
Otonabee Region Conservation Authority  
250 Milroy Drive, Peterborough, ON K9H 7M9  
Tel: 705-745-5791, ext. 227  
[mguindon@otonabeeconservation.com](mailto:mguindon@otonabeeconservation.com)



**Are you planning upcoming winter shoreline work on your property?**

Submit a [Property Inquiry Form](#) so we can help you understand how natural hazards may affect your property.

This e-mail is confidential. If you are not an addressee named above, please immediately delete and notify the sender. Thank you.

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**From:** Christina Coulter <ChristinaC@dourodummer.on.ca>  
**Sent:** Thursday, January 25, 2024 10:59 AM  
**To:** Marnie Guindon <mguindon@otonabeeconservation.com>  
**Subject:** FW: Minor Variance Application - A-04-23 (Husack)

Hi Marnie;

Please see attached site plan. An enlargement of the area of the proposed boathouse has been provided.

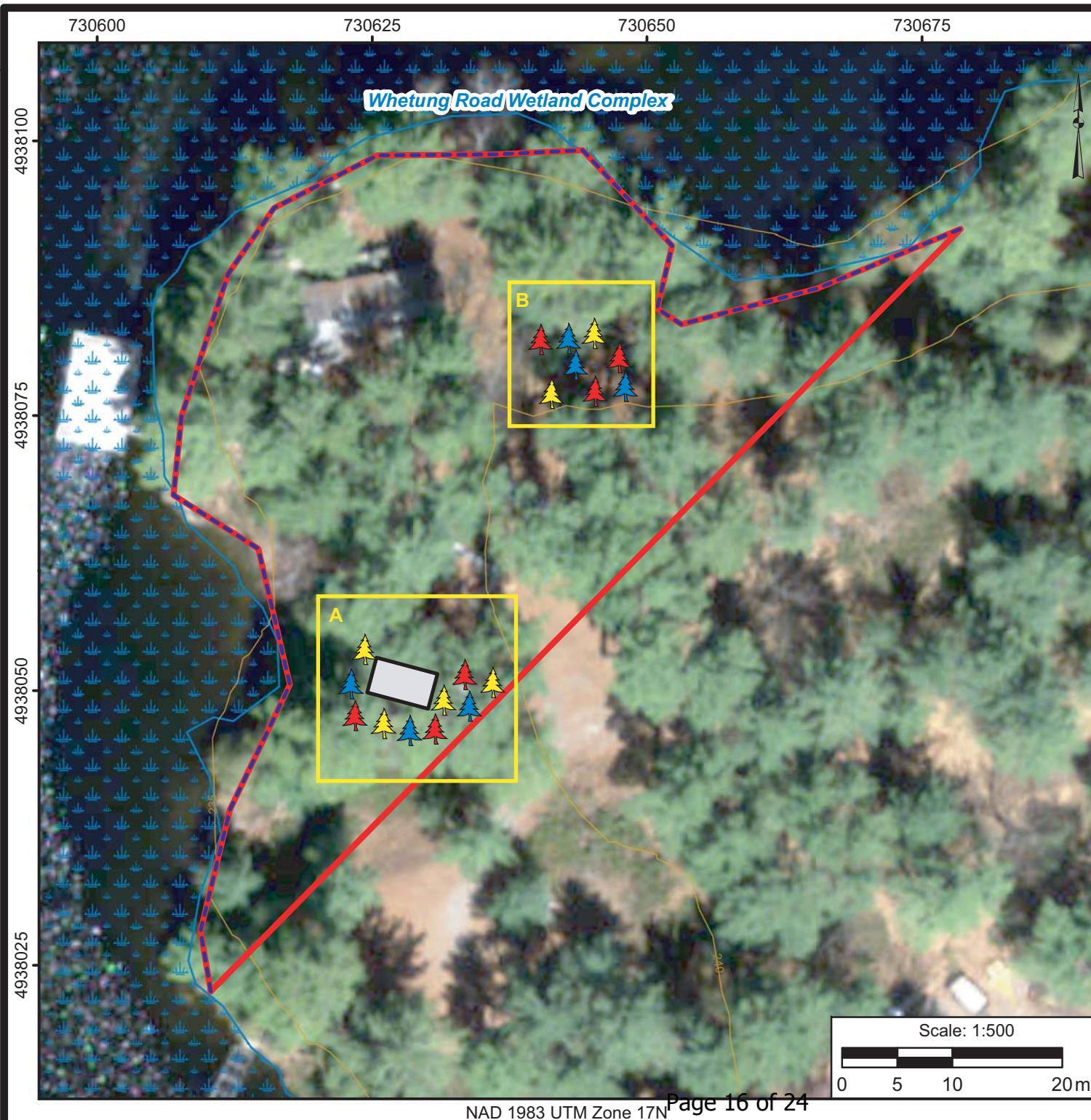
Is this enlargement acceptable to ORCA to demonstrate the boathouse is located outside of the flood plain?

Sincerely,  
Christina

Christina Coulter, B.Sc. (Hons)  
Planner, Township of Douro-Dummer  
705-652-8392 ext. 226

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# **Planting Plan** **Proposed Canoe Storage Building** 1076 Duck Pond Lane, Stony Lake Part Lot 33, Concession 7 (Dummer) Township of Douro-Dummer, County of Peterborough

- Approximate Property Boundary (E&P)
- Proposed Boathouse
- Wetland (Provincially Significant)
- Shoreline (E&P)
- Contour (5 m Intervals)
- Planting Area
- 🌲 Red Pine (6)
- 🌲 White Pine (6)
- 🌲 Paper Birch (6)

*Notes: Base maps provided by Land Information Ontario and Natural Resources Canada (2023)*

*Imagery provided by SCOOP (2013)*

*Site Plan provided by Elliot and Parr (E&P) (May 02, 2023)*

*Planting Area A: Around proposed boathouse*

*Planting Area B: Enhancement downgradient of the septic system*

*Planted trees will be seedlings. Species type may change based on availability of stock.*

*Feature locations determined by differential GPS (+/- 3.0 m)*

*Optimized for Oakridge Environmental Ltd. printing*

TITLE

**Planting Plan**



PROJECT #  
23-3316

DATE  
January 2024

FIGURE NO.

**1**

## Christina Coulter

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**From:** Rob West <rob@oakridgeenvironmental.com>  
**Sent:** March 8, 2024 12:43 PM  
**To:** Don Husack  
**Cc:** Christina Coulter  
**Subject:** Re: FW: A-04-23 (1076 Duck Pond Lane - Husack)

Hi Christina,

Please see my comments in red font below, which will hopefully answer some of the questions posed by Stantec in their review...

There are three specific comments from Stantec's peer review that I am seeking clarification on:

1. Page 3, paragraph 4:

"Overall, the purpose for the sEIA was stated, and the scope of the report appeared generally appropriate for the Proposed Development. However, the sEIS did not appear to address the recommendations in the PCN to provide a suitable planting plan. Some White Pine tree plantings were included on the Site Plan in Appendix A of the sEIS which appear to conflict with the Proposed Development; however, Stantec assumes that there is anticipated to be an enhanced planting plan associated with the project. In the absence of an enhanced planting plan which provides a clear objective for enhancement including potential offsetting impacts from the Proposed Development (if necessary), Stantec cannot provide a response if Section 4.2.4.5 of the GPGGH and 2.1.8 of the PPS are suitably addressed."

ORE provided an enhanced planting plan that illustrated where the plantings should be situated, the types of trees and/or shrubs to be planted are based on what tree species would survive in the shallow soil conditions on the subject property. The majority of the property contains connected/linked tree and/or shrub cover, therefore, the plantings to enhance the overall site conditions had to be focused within two (2) open areas. The primary open area corresponds to the area that may be impacted by machinery around the perimeter of the proposed dry boathouse structure. ORE presumes this area will require filling and grading to address the drainage in and around the proposed boathouse. The exact location of the tree stock would be subject to the depth of soils and moisture regime. A final as planted location can be forwarded to the Municipality and/or confirmed on-site by the Township's Building Inspector.

As for the secondary planting area to the north, this is meant to infill one of the two (2) openings in the tree canopy and improve/enhance the vegetation buffer between the developed areas and Stoney Lake, which still complies with the Growth Plan requirements.

2. Page 4, last paragraph:

“ORE indicated in Section 12.1 (Development Envelopes and Constraints): *“It should be possible to construct the storage building, while avoiding any nearby mature trees. If any trees have to be removed due to their health, ORE staff recommend planting three (3) new native trees/shrubs between the shoreline and proposed storage building to offset the tree loss.”* In Appendix A, on the figure it indicates: *“5 White Pine Trees to be Planted in Area of Boathouse Where Soil Depth Permits It”* However, the proposed boat house appears to be within the drip line of the proposed plantings which may potentially compromise the success of the trees.”

Alternatively, the proponent could plant Eastern White Cedar in the area of the proposed Boathouse if the stock has to be positioned closer to the boathouse whereby the property owner could trim the trees so the dripline does not overlap the building. However, based on my knowledge of the site, it should be possible to situate the pine trees (once the soil depths, moisture levels, etc. have been taken into account) a sufficient distance for the proposed building for the dripline not to overlap the proposed building.

3. Page 5, summary paragraph:

“It is Stantec’s opinion that without the planting plan Stantec cannot conclusively agree with ORE’s concluding statement regarding impacts and conformance with the GPGGH and the PPS as outlined in the PCN. Some further information as outlined in this review is recommended.”

The proposed planting plan and areas to be planted will enhance/improve the overall condition of the site and offset the impacts by the proposed boathouse. Therefore, complying with the GPGGH.

Based on the Revised Planting Plan, are you able to provide any additional commentary to address the concerns noted by Stantec in order to achieve conformity with the GPGGH and PPS?

The two areas where the stock are proposed to be planted are the only areas where there are existing openings in the canopy on-site. The plantings in these proposed locations and number of stock to be planted will: 1) infill those openings resulting in an overall net benefit to the site’s vegetation cover, 2) improve the ribbon-of-life (riparian zone) buffering capacity between the development and shoreline, and 3) Offset the footprint of the proposed boathouse structure. It is therefore my opinion that the proposed planting in the primary and secondary areas applies a best effort approach to enhance the site conditions which complies with the Growth Plan requirements.



**Permit Number: 2023-132**

# **NOTICE**

**A Permit has been issued by the  
Otonabee Region Conservation Authority  
for these works.**

For information:

Tel: 705-745-5791

Email: [otonabeeeca@otonabeeconservation.com](mailto:otonabeeeca@otonabeeconservation.com)

**THIS NOTICE MUST BE POSTED IN A CONSPICUOUS PLACE**

## Christina Coulter

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**From:** Christina Coulter  
**Sent:** March 7, 2024 10:35 AM  
**To:** 'Tom Cowie'  
**Cc:** 'Don Husack'  
**Subject:** RE: Minor Variance Application - A-04-23 (Husack), Canoe storage building 1076 Duck Pond Lane, Stoney lake

Hi Tom;

I hope you are keeping well.

Just to follow-up on this application, and unless otherwise directed, the following condition will be recommended to the Committee regarding archaeological resources:

- i. That if any archaeological artifacts are found during construction, all development shall be halted immediately and the proper agency be contacted.

Sincerely,  
Christina

Christina Coulter, B.Sc. (Hons)  
Planner, Township of Douro-Dummer  
705-652-8392 ext. 226

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**From:** Christina Coulter  
**Sent:** February 1, 2024 4:37 PM  
**To:** 'Tom Cowie' <tcowie@hiawathafn.ca>  
**Cc:** 'Don Husack' <don@dawnvictoriahomes.com>  
**Subject:** FW: Minor Variance Application - A-04-23 (Husack), Canoe storage building 1076 Duck Pond Lane, Stoney lake

Hi Tom;

Thank you for your comments and attention to this application. Mr. Husack has forwarded me your e-mail below. He has asked if the canoe storage building is constructed as slab on grade, would there still be a requirement for archaeological?

Alternatively, I wonder if there is an opportunity for you or your designate to meet with Mr. Husack on-site to view the area where the soil has been/will be disturbed or would a letter from his archaeologist regarding their observations prior to approval of a building permit suffice? Perhaps it might be beneficial if Mr. Husack's archaeologist contacted you directly to obtain a terms of reference?

If you could provide me with a specific requirement, I would be pleased to add this as a condition to the minor variance decision.

If you would like to call me to discuss further, I am available at the number below.

Sincerely,  
Christina

Christina Coulter, B.Sc. (Hons)  
Planner, Township of Douro-Dummer  
705-652-8392 ext. 226

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**From:** Tom Cowie [<mailto:tcowie@hiawathafn.ca>]

**Sent:** Friday, January 26, 2024 12:59 PM

**To:** Don Husack <[don@dawnvictoriahomes.com](mailto:don@dawnvictoriahomes.com)>

**Subject:** RE: Minor Variance Application - A-04-23 (Husack), Canoe storage building 1076 Duck Pond Lane, Stoney lake

Aaniin Don,

I appreciate the advance notice and information regarding your project concerns. Unfortunately due to the fact you are located in a highly probable "Area for Archaeology" activity. There are multiple site surrounding Duck Pond area, even though you mentioned a very rocky base and poor anchorage for roots there is still a concern for artifacts and burial sites. So in saying this its best to have an archaeologist view the disturb soil area that you intend to clear and use. I hope this is helpful in your decision. Have a great weekend.

Gichi manaadendamowin

*Tom Cowie*

Tom Cowie  
Lands/Resources Consultation  
Hiawatha First Nation  
431 Hiawatha Line,  
Hiawatha, On  
K9J 0E6  
705 295-4421 Ext. 216  
Email [tcowie@hiawathafn.ca](mailto:tcowie@hiawathafn.ca)



*We, the Michi Saagiig of Hiawatha First Nation, are a vibrant, proud, independent and healthy people balanced in the richness of our culture and traditional way of life*

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**From:** Don Husack <[don@dawnvictoriahomes.com](mailto:don@dawnvictoriahomes.com)>

**Sent:** Thursday, January 25, 2024 3:32 PM

**To:** Tom Cowie <[tcowie@hiawathafn.ca](mailto:tcowie@hiawathafn.ca)>

**Subject:** RE: Minor Variance Application - A-04-23 (Husack), Canoe storage building 1076 Duck Pond Lane, Stoney lake

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**ALERT:** This message originated outside of HFN's network. **BE CAUTIOUS** before clicking any link or attachment.

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Tom  
I have a cottage on Stoney Lake. During the storm of May 2022 I lost about 5 Pine trees in an area of my property as the trees had poor anchorage due to the rock being close to the surface. I have decided to put a building in that area to house my local vintage canoe collection. I was told by an Archeologist as the tree stumps had to be disposed of offsite that because of the disruption there may not be much Archeological potential.

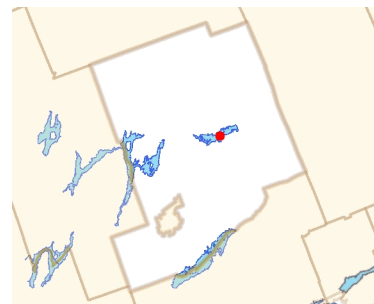
The municipality has asked me to ask you, Is this something you would like me to pursue.

Thanks

Don Husack



# 1076 Duck Pond Lane



## Legend

- Hydro Lines
- Roads < 50,000
  - PRIV ; Private; PRIV
  - City Arterial
  - City Collector and Local
  - City Owned Unclassified
  - Provincial
  - County
  - Township
  - Water Access Only
- Outside Roads < 50,000
  - Major Roads
  - Local Roads
- Peterborough Proposed Bypass
- First Nations
- Civic Address
- Parcel Fabric
- Parcel First Nations - Canada I
- Rivers
  - Intermittent
  - Permanent

## Notes

2018 air photo  
NOT a legal survey

101.6 0 50.80 101.6 Meters



**From:** [Martina Chait](#)  
**To:** [Gary Bradley](#)  
**Cc:** [Christina Coulter](#)  
**Subject:** RE: Variance Application A-04-23  
**Date:** December 5, 2023 8:46:29 AM

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Hi Gary,

Thank you very much for letting me know.

All the best,

Martina

-----Original Message-----

From: Gary Bradley <gary.bradley2029@gmail.com>  
Sent: Tuesday, December 5, 2023 8:45 AM  
To: Martina Chait <MartinaC@dourodummer.on.ca>  
Subject: Variance Application A-04-23

Martina Chait- Hartwig clerk.

objections to it.

12 Dummer.

Sent from my iPhone

I have reviewed this variance application A-04-23 and have no  
Thanks Gary E Bradley. Part Lot 33 Con. 7 Blk  
1078 Duck Pond Lane. Roll # 1522-020-005-75812