



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

Friday, December 13, 2024, 9:30 a.m.  
Council Chambers in the Municipal Building

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

### Hybrid Meetings

Regular and Special meetings of Council 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.  
mchaithartwig@dourodummer.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 Minutes - November 29, 2024
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
5. Next Meeting Date: To be Announced
6. Adjournment

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## **Minor Variance Report**

**Application No.:** A-04-24  
**Applicant:** Scott and Shaylene Pind and Gavin and Elise Black  
**Property Description:** Part Lot 19, Con. 2 (Dummer)  
1452 Third Line Road-N-Dummer  
1522-020-003-30900

### **Purpose of Application:**

The Owners desire to construct a single-storey detached second dwelling unit with a ground floor area of 167.2 m<sup>2</sup> (1800 ft<sup>2</sup>) and a 55.7 m<sup>2</sup> (599.55 ft<sup>2</sup>) covered porch on the subject property. The existing two-storey primary dwelling on the property has a ground floor area of approximately 109.7 m<sup>2</sup> (1180.8 ft<sup>2</sup>) with an approximately 48.8 m<sup>2</sup> (525.28 ft<sup>2</sup>) covered porch. The existing and proposed structures are shown on the Site Plan prepared by Molly Conlin, dated November 2024 and attached to this Report.

The By-law requires that the maximum ground floor area of a detached second dwelling unit must not exceed 70% of the ground floor area of the primary dwelling unit (i.e. the second dwelling must not be greater than 76.79 m<sup>2</sup>) (S. 3.39.4 (iv)). The purpose of the minor variance is to permit an increase in the ground floor area of the second dwelling unit from 76.79 m<sup>2</sup> to 167.2 m<sup>2</sup>.

The dwelling has been ordered and is shipping from the States. The dwelling elevations prepared by Barndo and Co., dated August 2024 are attached to this Report. The area for the proposed structure has already been stripped of topsoil. The Owner began the permitting process and submitted building permit number DD-2024-0144 when it was discovered that the ground floor area of the second dwelling is larger than that of the primary dwelling.

A new well and septic system are proposed to accommodate the second dwelling and a septic permit (DD-2024-0133) has been obtained.

Notice of the public meeting was provided on November 26, 2024, by e-mail to all prescribed persons and public bodies and to every person and public body that has provided a written request for Notice.

Due to the Canada Post Strike, Notice of the public meeting was provided by personal service to every owner of land within 60 metres of the subject property on November 27, 2024. A sign was posted on the frontage of the subject property and the Notice was posted on the Township Website.

The giving of Notice complies with the applicable Regulations of the Planning Act.

**Agency Comments:**

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 the regulatory jurisdiction on the property and permits from Otonabee Conservation are not required.

A copy the agency comments are attached to this Report.

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

**Public Comments:**

As of the writing of this Report, there have been no written or verbal comments received from members of the public.

**Staff Comments:**

The application was circulated to Senior Staff on November 26, 2024. There were no concerns identified by Senior Staff.

**Pre-Consultation:**

A pre-consultation meeting was held on October 24, 2024. The meeting included Township Staff; Marnie Guindon, Otonabee Region Conservation Authority (ORCA); Planning Staff from the County of Peterborough, Scott Pind, Owner and Brent Brown, Contractor.

The pre-consultation outlined the requirements of the Official Plan and Zoning By-law with respect to second dwellings and identified additional information to be provided regarding the final proposal. There were no supporting studies identified. The location of the proposed second dwelling was adjusted to ensure it is located no further than 30 metres from the primary dwelling (S. 3.39.4 (v)).

**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 Rural as illustrated on Schedule A4-2 to the Official Plan (Official Plan). Low density residential development is permitted within the Rural designation (S. 6.2.2.2).

A maximum of one single-detached dwelling is permitted per lot within the Rural designation (S. 6.2.2.3 (b)). One second unit is permitted per single detached dwelling (S. 7.34). A second unit is defined as a dwelling unit which is ancillary and subordinate to the primary dwelling unit and may be contained within the main building on a lot or in a building accessory thereto, but not in both (S. 7.34 (b)).

The proposed one-storey second dwelling will have a ground floor area that is larger than that of the primary dwelling. However, the existing dwelling is a two-storey dwelling, and therefore will have a larger gross floor area than that of the second dwelling. The location of the proposed second dwelling as illustrated on the site plan and the design of the second dwelling as illustrated on the elevation drawings demonstrate that visually and functionally, the proposed dwelling will appear ancillary and subordinate to the existing farmhouse.

Section 7.34(l) of the OP states that a "severance to subdivide a second unit from its primary residential dwelling will not be permitted." Therefore, in order to ensure that the second dwelling will not be severed in the future, Staff recommend that the permit issued for the second dwelling unit clearly identifies the structure as an "additional dwelling unit" as opposed to a "dwelling unit".

Based on the design and location, and with the proper notation on Building Permit No. DD-2024-0144, the proposal will meet the intent 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 Rural (RU) as illustrated on Schedule A2 to By-law No. 10-1996, as amended.

A single detached dwelling and a second dwelling unit are permitted uses within the (RU) Zone (Ss. 9.1.5 and 9.1.6). These uses must comply with Sections 9.2.4 and 3.39 of the By-law.

Section 3.39 of the By-law outlines the requirements for second dwelling units. Section 3.39.1 (c) requires that the second dwelling unit must be clearly subordinate to the primary dwelling unit and shall not be greater in area than the primary dwelling unit. Specifically, the maximum ground floor area of a detached second dwelling unit must not exceed 70% of the ground floor area of the primary dwelling unit (S. 3.39.4 (iv)).

Ground floor area is defined as "the floor area of the first storey of a dwelling, but excluding any portion of such first storey which is not a habitable room and which has no habitable room, or portion thereof, located thereover." (S. 22.81.3).

Habitable room is defined as "a room designed to provide living, dining, sleeping, or kitchen accommodation for persons. This definition may include a bathroom, den, library or enclosed sunroom but shall not include any private garage, carport, porch, veranda, unfinished attic, unfinished basement or unfinished cellar." (S. 22.98).

The existing primary dwelling is a two-storey farmhouse with a large, wrap around, covered porch. According to the definitions in the By-law, only the first storey of a dwelling is used to calculate ground floor area and porches and verandas are not included in this calculation. While the second dwelling unit will be greater than 70% of the ground floor area of the existing dwelling, it will visually appear smaller and subordinate due its single-storey, barndominium style design with only one window facing the road.

A second dwelling must be located no further than 30 metres from the primary dwelling (S. 3.39.4 (v)), must not exceed 4.5 metres in height and must not exceed the height of the existing primary dwelling (S. 3.39.4 (ii)). The site plan and elevation drawings have demonstrated that these regulations will be complied with.

A livestock facility exists at 1490 Third Line Road-N-Dummer. In accordance with Section 3.23 of the By-law, Minimum Distance Separation (MDS I) must be calculated and applied from this facility to ensure the second dwelling meets the required separation distance. Further comments are outlined below and MDS calculations are attached to this Report which demonstrate the proposed dwelling complies with the MDS requirements.

In all other respects, the proposal complies with the Zoning By-law and the application meets 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?

The proposed use is desirable and appropriate to the development of the subject land.

A detached second dwelling is a permitted use subject to the applicable Official Plan policies and zoning regulations. While the second dwelling will have a ground floor area that is more than 70% of the ground floor area of the primary dwelling, the location and design of the second dwelling will be visually and functionally ancillary and subordinate to the primary dwelling.

The second dwelling will utilize the existing entrance to the property. Air photos of the subject property and Google Earth images of the existing entrance, dwelling and area of the proposed second dwelling are attached to this Report which demonstrate the location will not impact existing agricultural activities and ensure the second dwelling will be located within 30 metres of the existing dwelling and farm building cluster.

4. Is the variance minor?

The proposed variance is minor in nature.

The ground floor area of the second dwelling represents an approximately 52% increase over the ground floor area of the existing primary dwelling. However, this does not account for the fact that the existing dwelling is two-storey's in height which visually provides a larger mass and prominence on the property. The height of the

second dwelling will not exceed the maximum of 4.5 metres required by the By-law. The location of the second dwelling will not be more than 30 metres from the existing dwelling and will utilize the existing entrance to access the property. In all other respects the second dwelling will comply with the Official Plan and Zoning By-law.

### **Conformity to PPS, 2024:**

Effective October 20, 2024, the Growth Plan and the Provincial Policy Statement were consolidated into one document called the Provincial Planning Statement (PPS, 2024).

The PPS, 2024 is considered a policy statement for the purpose of Section 3 of the Planning Act. All municipal decisions, as well as comments, submissions or advice affecting planning matters, are required to be consistent with the PPS, 2024 pursuant to subsections 3(5) and 3(6) of the Planning Act.

As noted earlier in this Report, ORCA has stated the application is consistent with Chapter 5 of the Provincial Planning Statement (PPS), referencing Natural Hazards.

The subject property contains and/or is within 120 metres of a stratum 1 deer wintering area (significant wildlife habitat) per Policy 4.1.5 of the PPS, 2024. The subject property is also within 300 metres of a secondary aggregate sand and gravel resource per Policy 4.5.2.5 of the PPS, 2024.

During the pre-consultation, County Planning Staff advised that, based on their screening protocols (i.e. the small size of the deer wintering area and the number of existing sensitive uses in the area and proximity of the aggregate reserve to the Indian River) no further studies were required.

Policy 2.6.5 of the PPS, 2024 states "New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae."

MDS Publication 853, Guideline #7 states "MDS I setbacks are not required for dwelling additions and renovations proposed on existing lots, even where an addition results in the existing dwelling being closer to a surrounding livestock facility or anaerobic digester. However, MDS I setbacks are required for all other building permit applications for dwellings on lots that existed prior to March 1, 2017, unless otherwise specified in a municipality's zoning by-law or where otherwise not required by this MDS Document.

As mentioned earlier in this Report, a review of the air photos identified a livestock facility located at 1490 Third Line Road-N-Dummer. MDS has been calculated for this facility based on assessment information only. The proposed second dwelling will be located outside of the MDS arc and appears to comply with Policy 2.6.5 of the PPS, 2024. A copy of the MDS calculations and map are attached to this Report.

The application appears to be consistent with the PPS.

**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 use intended 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-04-24;

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 m<sup>2</sup> to 167.2 m<sup>2</sup>, 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.





**Report Approval Details**

Document Title:	A-04-24 (Pind).docx
Attachments:	<ul style="list-style-type: none"><li>- A-04-24 Application (Signed)_Redacted.pdf</li><li>- A-04-24 Site Plan.pdf</li><li>- A-04-24 - Meeting Notice.pdf</li><li>- A-04-24 ORCA Comments PPLD-2338 (November 29, 2024).pdf</li><li>- A-04-24 Air Photo.pdf</li><li>- A-04-24 Elevations.pdf</li><li>- A-04-24 Google Earth Images.pdf</li><li>- A-04-24 MDS_Redacted.pdf</li></ul>
Final Approval Date:	Dec 4, 2024

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

Martina Chait-Hartwig

Todd Davis



Office Use Only	
File No.	A-04/24
Variance from By-law No.	10-1996, amended
Date Submitted	Nov. 19/24
Date Fee Received	NOV. 19/24
Date Application Deemed Complete	
Roll No.	020-003-30900

### 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): Scott Pind, Shaylene Pind, Gavin Black, Elise Black  
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: (home) \_\_\_\_\_  
 Phone: (cell) \_\_\_\_\_

Email: \_\_\_\_\_  
 Phone: (work) \_\_\_\_\_  
 Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Phone: (home) \_\_\_\_\_  
 Phone: (cell) \_\_\_\_\_

Email: \_\_\_\_\_  
 Phone: (work) \_\_\_\_\_  
 Fax: \_\_\_\_\_

<b>3.0 Legal Description/Location of the Subject Land</b>		
County Peterborough	Township Douro-Dummer	Ward (Former Township) Dummer
Concession Number(s) <b>2</b>	Lot Number(s) <b>19</b>	Legal Description:
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 1452 3rd line road North Dummer
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?  No
Date subject land was purchased by current		May 23, 2024

<b>4.0 Land Use, Zoning and Official Plan Designation</b>	
<b>Criteria:</b>	<b>Subject Property</b>
Official Plan Designation <sup>1</sup> (e.g. Rural, Hamlet, Commercial)	Rural
Zoning Classification <sup>1</sup> (e.g. Rural (RU), Hamlet (HR))	Ru
Existing Use (e.g. seasonal residential, commercial, open space)	Residential
Length of Time Existing Uses have continued	Unknown
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 <sup>2</sup> or no)	No

<sup>1</sup> Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification  
<sup>2</sup> If yes, a clearance notice from the Risk Management Official is required to be submitted with your application

<b>5.0 Relief Requested from Zoning By-law</b>			
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
3.39.4 (iv)	Maximum ground floor area Not to exceed 70 percent	Allow for 1800 sq ft	Approx 1100 bigger than Farmhouse main floor

**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)

We pre purchased a 1800 sq ft "barndaminium" house without knowing that secondary units had to be smaller Than original farmhouse on property. We are asking for relief of size of secondary unit to build house for My wife and myself and two kids. My other daughter and husband will reside in existing farmhouse. I feel The new structure fits in well with the other structures on property.

**7.0 Property Characteristics, Access and Servicing Information**

<b>Lot Area</b>	2 375746 ft2	(acres, hectares, ft <sup>2</sup> , m <sup>2</sup> )
<b>Lot Depth</b>	2339.30 ft	(feet/metres)
<b>Lot Frontage</b>	1015.58 ft	(feet/metres)

<b>Access to Subject Property –</b>		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Municipal Road – maintained year round	<input type="checkbox"/> Private Road			
<input type="checkbox"/> County Road	<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:	3rd Line Road North Dummer			
<b>If access to the land is by water only:</b>				
Where are parking and docking facilities:				
Approximate distance from subject land:				
Approximate distance from nearest public road:				

**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. Please provide photographs of the property.

The proposed area where the new house build is occurring is very flat at top of property. It has no impact on low lying areas of property. Or a has been notified and approved this. All buildings on property are up on the hill. Not impacting any other natural features or low lying areas. With the remaining property, a small hobby farm is being run.

<b>Water Supply:</b>	Please identify the type of water supply serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" 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): <u>Existing well for farmhouse; already have permit for new well for new build</u>

<b>Storm Drainage:</b>	Please identify the type of storm drainage serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other (specify): _____

<b>Sewage Disposal:</b>	Please identify the type of sewage disposal serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" 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): <u>Existing septic for farmhouse; separate septic for new build</u>
	If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? <input checked="" type="checkbox"/> Yes    or <input type="checkbox"/> No Permit Number: <u>DD-2024-0133</u>

**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 completed by an Ontario Land Surveyor is required.

**Existing Structures (in metric)**

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Carport	100.3 m2	Same	1	13.7m	7.3m	6.4m	Unknown
Workshop	29.7m2	Same	1	4.9m	6.1m	4.6m	Unknown
Storage shed	171.9m2	Same	1	15.2m	11.3m	6.7m	Unknown
Chicken coup	22.3m2	Same	1	3.7m	6.1m	3.7m	Unknown
House	109.7m2	502.6m2	2	8.2m	7.1m	9.0 m	Unknown
Barn	274.1m2			21.6m	25.0m	8.8m	

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)	109.9.7m2 /0.05%	167.23m2/0.07%
Accessory Structures	598.3m2/0.27%	
Total	708m2	875.23m2

**Proposed Structures (in metric)**

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
New residential dwelling	167.23m2	Same	1	5.57m	3.72m	4.5m

**Will the proposal add any of the following?**

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size		1800 sq ft
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number		4
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number		2
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures		7

**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 by an Ontario Land Surveyor is required.

**Existing Structures (in metric)**

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Carport	96.6m	602.7m	107.0m	195.2m		
House	88.4m	616.4m	83.5m	219.0m		
Barn	132.6m	558.8m	132.3m	147.1m		
Workshop	110.3m	597.8m	84.4m	219.0m		
Storage shed	145.1m	556.7m	99.1m	195.2m		
Chicken coop	129.6m	577.4m	164.6m	141.3m		

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 (specify)
New residential	48.6m	646.2m	49.8m	247.6m		

**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="checkbox"/>	<input checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>		

**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, including and required studies.



**12.0 Authorization by Owner:**

I/We Scott Pina, being the owner(s) of the subject land, hereby, authorize Scott Pina to be the applicant in the submission of this application.

Signature [Redacted]

Date Nov 19 / 2024

Signature \_\_\_\_\_

Date \_\_\_\_\_

**13.0 Freedom of Information:**

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.

[Redacted]  
Owner/Applicant/Agent Signature

Nov 19 / 2024  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**14.0 Access to Property:**

I/We Scott Pina, hereby, authorize the members of the Committee of Adjustment or their agent(s)/representative(s) to attend at the property subject to the Application(s) located at [insert address] 1452 3rd Line Rd North Aurora

[Redacted]  
Owner/Applicant/Agent Signature

Nov 19 / 24  
Date

\* Guard dogs on property - call ahead.

**15.0 Declaration of Applicant:**

I/We Scin Pump of the Douro / Dummer in the  
(name of owner(s)/agent(s) (city in which you reside)  
Peterborough in Ont 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 Nov, 2024.



Signature of Commissioner, etc.  
Donna Kelly  
Deputy Treasurer /Tax Clerk  
Commissioner of Oath  
Township of Douro-Dummer

**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 \$1580.00 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, Susan Pina, 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]* \_\_\_\_\_, 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 Nov, 2024.

\_\_\_\_\_

Signature of Commissioner, etc.  
Donna Kelly  
Deputy Treasurer /Tax Clerk  
Commissioner of Oath  
Township of Douro-Dummer

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, SAR PINK  
[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 Ontario Land Tribunal with respect to this application.

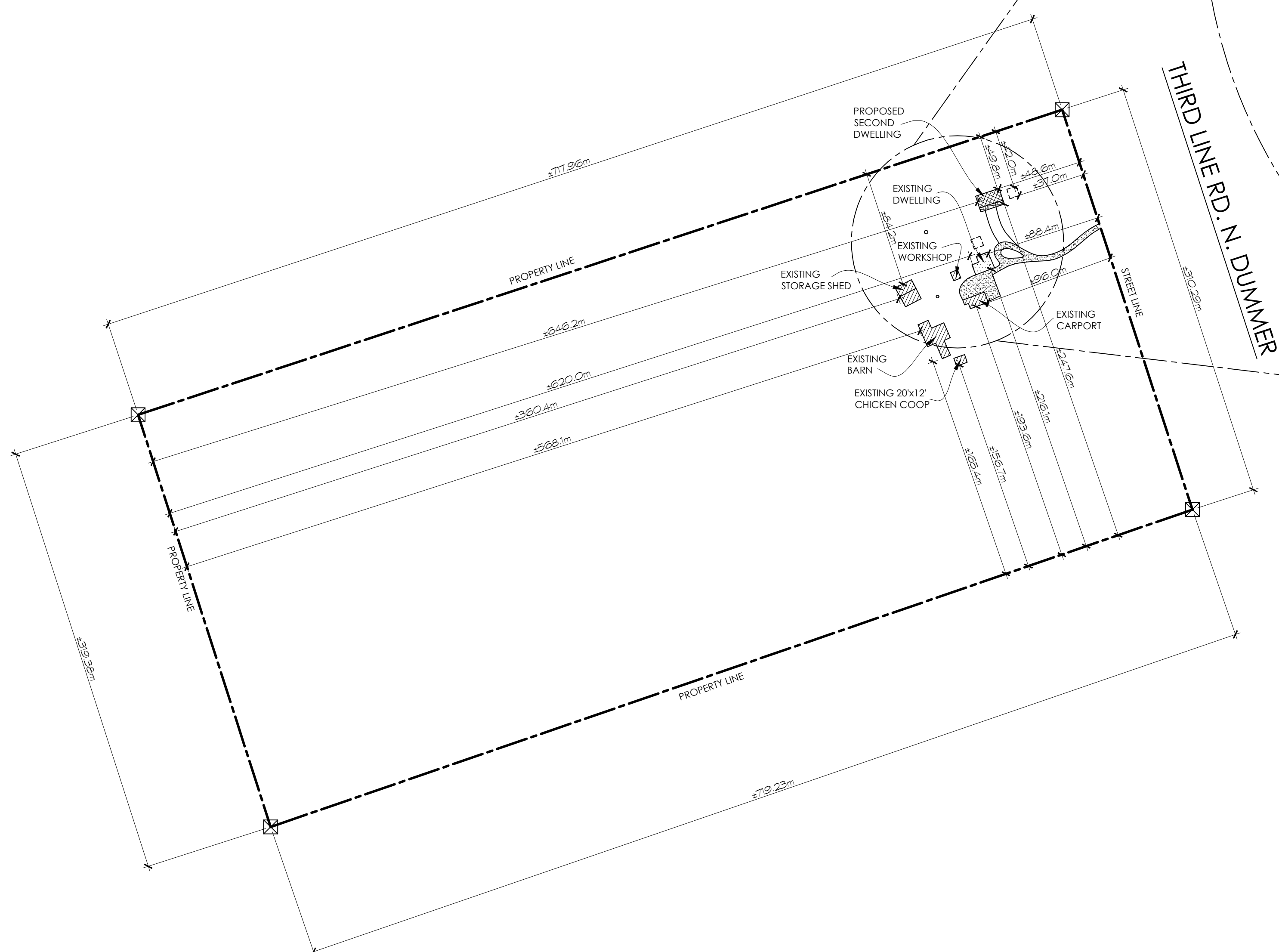
Dated this 19 day of Nov, 2024.



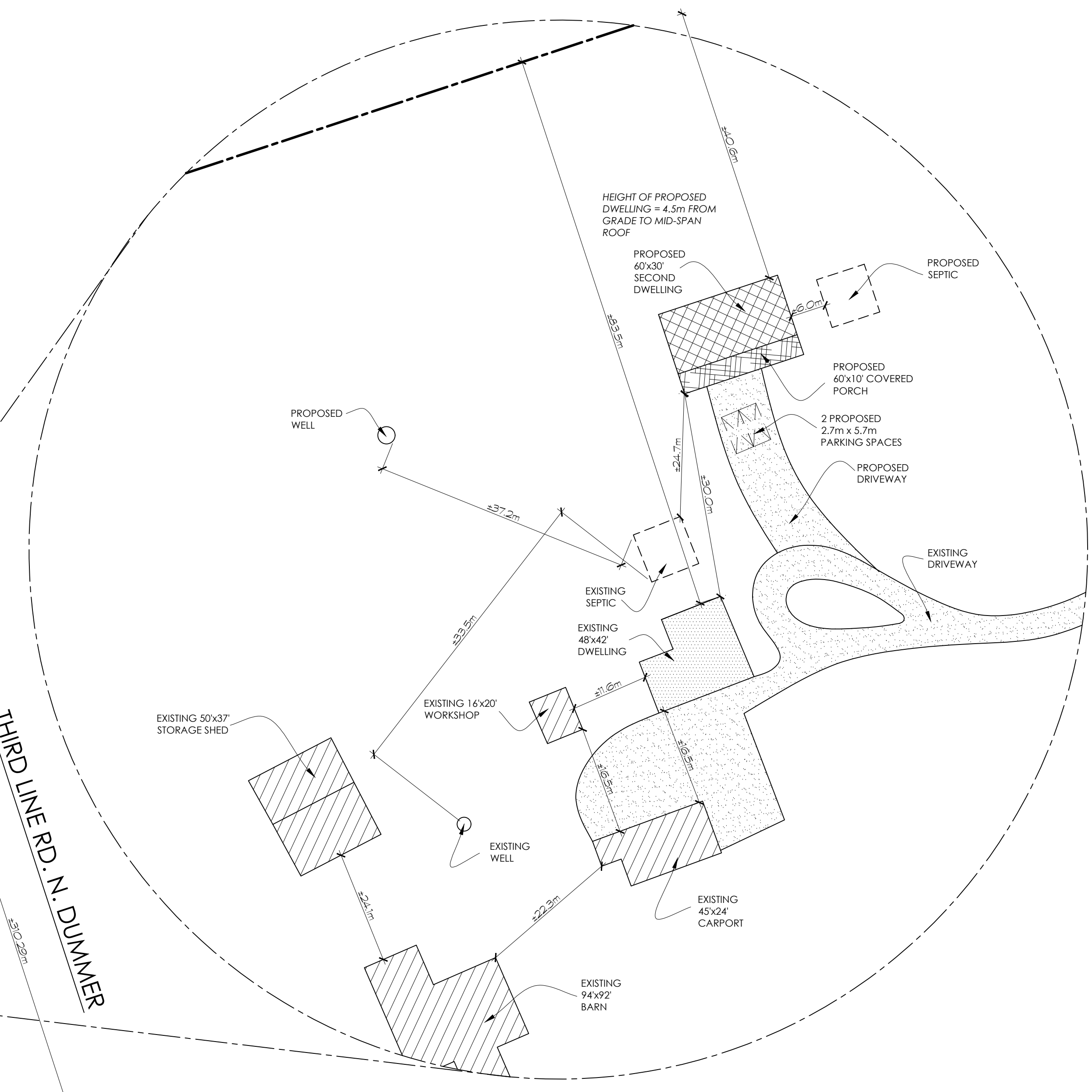
Owner/Applicant/Agent Signature

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

LOT COVERAGE:	
LOT AREA	= 226226.4m <sup>2</sup>
EXISTING DWELLING SQUARE FOOTAGE	= 158.5m <sup>2</sup> = 0.07 %
EXISTING ACCESSORY BUILDINGS SQUARE FOOTAGE	= 759.8m <sup>2</sup> = 0.3 %
PROPOSED DWELLING SQUARE FOOTAGE	= 167.2m <sup>2</sup> = 0.07 %
PROPOSED PORCH SQUARE FOOTAGE	= 55.7m <sup>2</sup> = 0.02 %
TOTAL PROPOSED LOT COVERAGE:	= 1141.2m <sup>2</sup> = 0.5 %

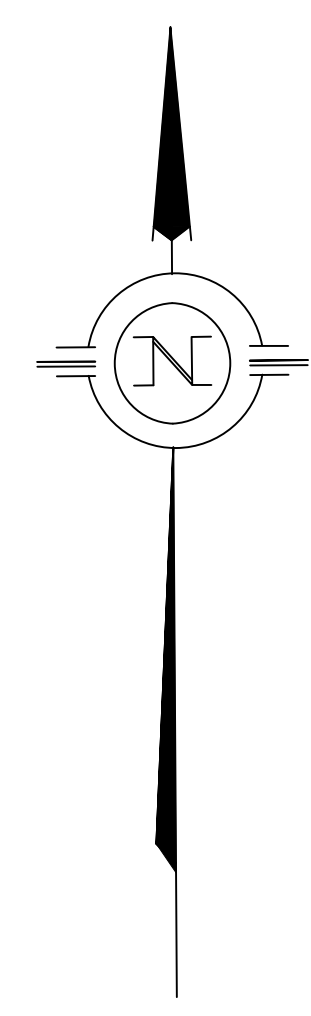


**SITE PLAN**  
SCALE: NTS



**PARTIAL SITE PLAN**  
SCALE: 1"=30'-0"

- LEGEND**
- PROPERTY LINE
  - ▨ EXISTING DWELLING
  - ▧ EXISTING ACCESSORY BUILDING
  - ▩ PROPOSED SECOND DWELLING
  - PROPOSED PORCH



ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY. DRAWINGS ARE NOT TO BE SCALED.

ALL DIMENSIONS AND EXISTING CONDITIONS ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS. ALL DISCREPANCIES ARE TO BE REPORTED TO DESIGNER.

DRAWINGS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION OF MOLLY CONLIN DESIGN & DRAFTING.

**Drawings For:**  
PIND  
1452 THIRD LINE ROAD N. DUMMER  
DOURO-DUMMER, ON

**Notes / Revisions:**

**Project:**  
SITE PLAN

**Title:**  
SITE PLAN



FIRM BCIN#: 109402  
319 County Rd. 8  
Douro, ON K0L 2H0  
705-313-5510

**SIGNATURE:**

**Designed By:**  
M. CONLIN

**Date:**  
NOVEMBER, 2024

**Page:**  
S1

**Scale:**  
1/4" = 1'-0"



# Township of Douro-Dummer Committee of Adjustment

## Notice of Public Meeting Minor Variance Application A-04-24

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**Take Notice** that the Council of the Township of Douro-Dummer will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

**Date and Time:** Friday, December 13, 2024 at 9:30 a.m.

**Location:** Council Chambers of the Municipal Office  
894 South Street, Warsaw ON and  
Electronic Meeting Site

**Public Hearing:** While the meeting will be held in person, any person wishing to make written and/or oral submissions either in support of or opposition to the proposal is invited to make arrangements to attend the hearing virtually. To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email at [mchaithartwig@dourodummer.ca](mailto:mchaithartwig@dourodummer.ca), no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or telephone. Although it is possible for members of the public to "attend" a meeting electronically, and provide verbal submissions, we encourage you to communicate with the Committee by forwarding written comments in support or in opposition to [mchaithartwig@dourodummer.ca](mailto:mchaithartwig@dourodummer.ca).

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Townships YouTube Channel at: [https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A?app=desktop](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A?app=desktop). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

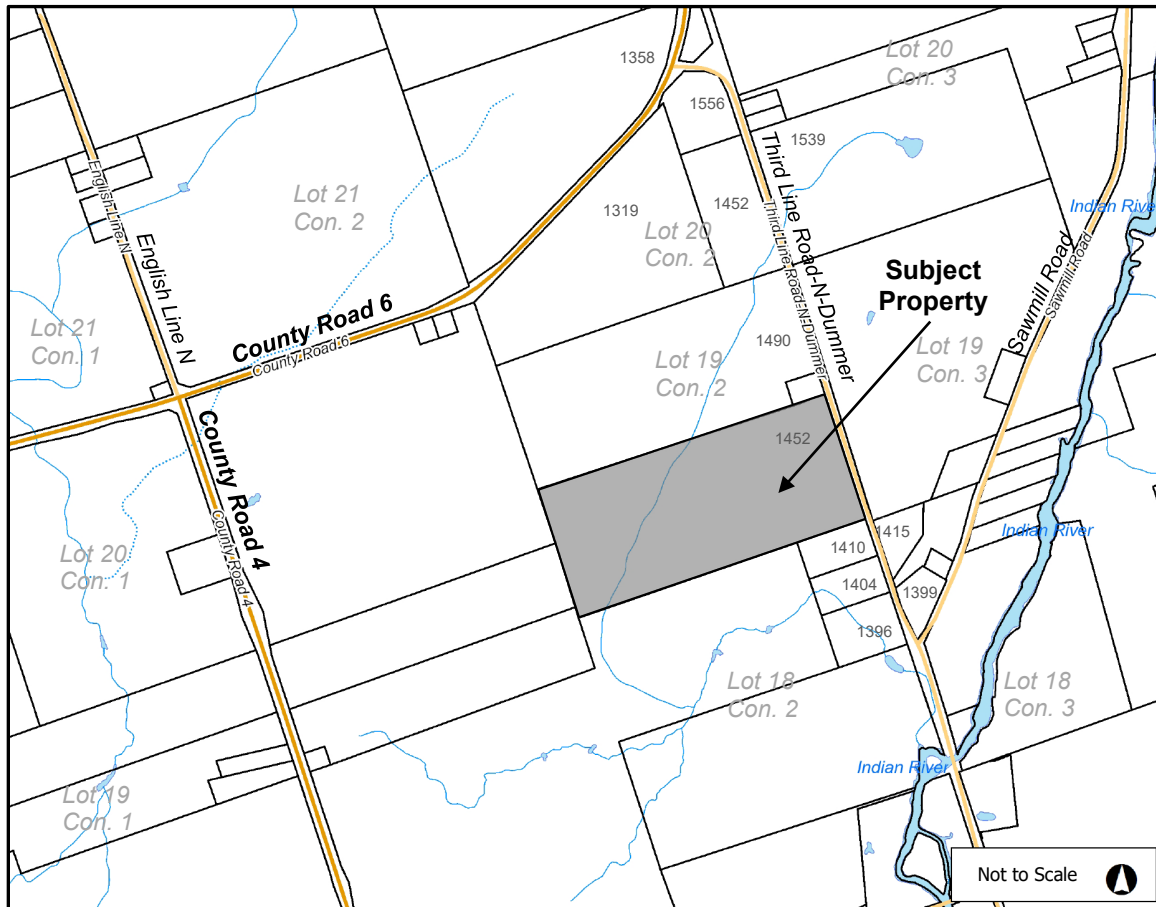
**Location of Subject Lands:** Part Lot 19, Con. 2 (Dummer)  
1452 Third Line Road-N-Dummer  
**Property Roll Number:** 1522-020-003-30900

**Related Applications:** None.

The lands subject to the minor variance application are shown on the following Key Map.

**Additional Information** relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

## Key Map:



### Purpose of Application:

The subject property is zoned Rural (RU) as illustrated on Schedule A2 to By-law No. 10-1996, as amended. The Owners desire to construct a single-storey detached second dwelling unit with a ground floor area of 167.2 m<sup>2</sup> (1800 ft<sup>2</sup>) and a 55.7 m<sup>2</sup> (599.55 ft<sup>2</sup>) covered porch on the subject property. The existing two-storey primary dwelling on the property has a ground floor area of approximately 109.7 m<sup>2</sup> (1180.8 ft<sup>2</sup>) with an approximately 48.8 m<sup>2</sup> (525.28 ft<sup>2</sup>) covered porch.

The By-law requires that the maximum ground floor area of a detached second dwelling unit must not exceed 70% of the ground floor area of the primary dwelling unit (i.e. the second dwelling must not be greater than 76.79 m<sup>2</sup>). The purpose of the minor variance is to permit an increase in the ground floor area of the second dwelling unit from 76.79 m<sup>2</sup> to 167.2 m<sup>2</sup>

**A Copy of the Notice of Decision** of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing and who has filed with the Clerk a written request for notice of the decision.

**Accessibility:** If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

**Privacy Disclosure:** All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

**The Right to Appeal:**

Any person may attend the public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance. To make arrangements to attend the virtual meeting please contact the Clerk by email at [mchaithartwig@dourodummer.ca](mailto:mchaithartwig@dourodummer.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, your comments must be forwarded to the Clerk by e-mail to [mchaithartwig@dourodummer.ca](mailto:mchaithartwig@dourodummer.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

Notwithstanding the above, subsection 45(12) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated this 26th day of November, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Clerk  
Secretary/Treasurer, Committee of Adjustment  
705-652-8392 Ext. 210  
[mchaithartwig@dourodummer.ca](mailto:mchaithartwig@dourodummer.ca)

Christina Coulter  
Planner  
705-652-8392 Ext. 226  
[ccoulter@dourodummer.ca](mailto:ccoulter@dourodummer.ca)





November 29<sup>th</sup> 2024

Christina Coulter  
Planner  
Township of Douro-Dummer  
894 South Street, P.O. Box 92,  
Warsaw Ontario, K0L 3A0

Dear Christina Coulter,

**RE: A-04-24, Scott and Shaylene Pind and Gavin and Elise Black, 1452 Third Line Road North Dummer, Township of Douro Dummer, Roll # 1522 020 003 30900; ORCA file: PPLD-2338**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Minor Variance for the above noted property on November 26<sup>th</sup> 2024.

The purpose of the above noted application is to permit an increase in the ground floor area of a new detached second dwelling unit from 76.79 square metre to 167.2 square metre.

Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

- Notice of Public Meeting Minor Variance Application A-04-24, Prepared by Township of Douro-Dummer, Meeting Date Friday December 13<sup>th</sup> 2024.
- Application for Minor Variance A-04-24, Prepared by Scott Pind, Dated November 19<sup>th</sup> 2024.
- A-04-24 Elevations, Author unknown, Date unknown
- Site Plan S1, Prepared by Molly Conlin Design & Drafting, Dated November 2024

Otonabee Conservation's interest in this application is four-fold:

1. *Otonabee Conservation has reviewed this application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in any planning statement or provincial plan issued under the Planning Act.*

Otonabee Conservation mapping indicates that the proposed development is not located within a known natural hazard. **Therefore, it is the opinion of Otonabee Conservation that the application is consistent with Chapter 5 of the Provincial Planning Statement (PPS), referencing Natural Hazards.**

2. *Provincial policies dictate that development shall not create new or aggravate existing natural hazards. Otonabee Conservation has reviewed this application through our mandated responsibility under Ontario Regulation 686/21 and provide the following comments, technical support or information, and advice.*

Based on the information provided the proposed development will not create new or is proposing to aggravate existing hazards.

3. *Otonabee Conservation has reviewed the application through a regulatory lens. Ontario Regulation 41/24 prohibits any development, interference with, or alteration within a flooding hazard, erosion hazard, hazardous lands, watercourse, wetland and/or their adjacent lands/areas of interference unless a permit has been issued by Otonabee Conservation under Section 28 of the Conservation Authorities Act.*

Otonabee Conservation mapping indicates that the lands are partially subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. The property has a mapped wetland and watercourse approximately 226 metres west of the proposed secondary dwelling unit. **The second dwelling unit is beyond the regulatory jurisdiction on the property and permits from Otonabee Conservation are not required for the proposed secondary dwelling unit.**

4. *Otonabee Conservation has reviewed the application to assess the applicability of the Trent Source Protection Plan (SPP) prepared under the Clean Water Act (CWA). The SPP came into effect on January 1, 2015, and contains policies to protect sources of municipal drinking water from existing and future land use activities that pose a significant drinking water threat.*

**It was determined that the subject property is not located within a vulnerable area that is subject to SPP policies.** The subject property is located within the vulnerable area(s) listed below. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.

- Intake Protection Zone 3
- Highly Vulnerable Aquifer

If you have any questions, please do not hesitate to call.

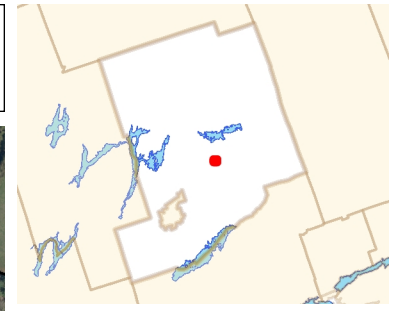
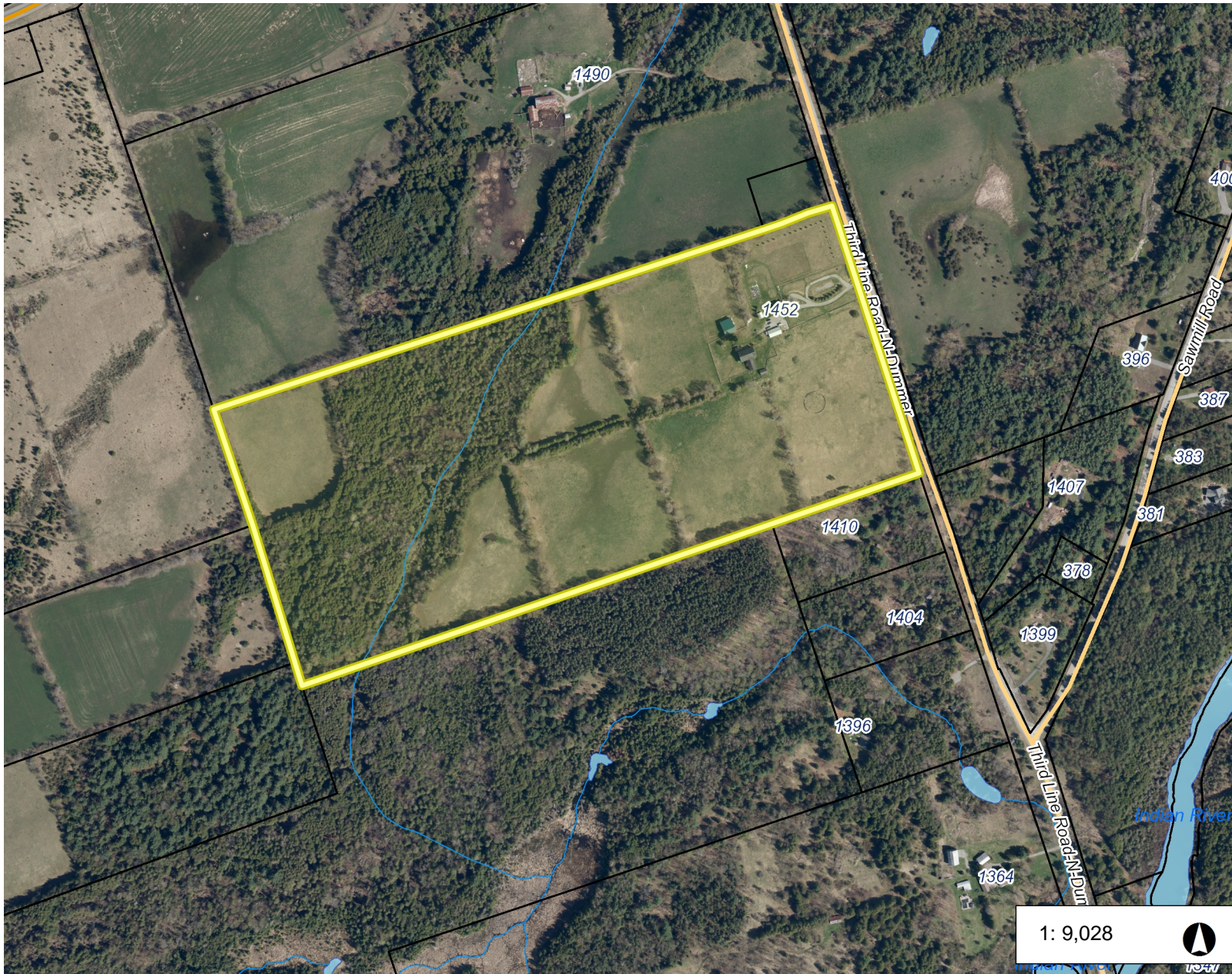
Yours truly,



Marnie Guindon  
Planning and Regulations Officer



# 1452 Third Line Road-N-Dummer



## 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
- Lakes - Local Scale
- Municipal Boundary - Upper Ti**
- <all other values>
- COUNTY OF PETERBOROUGH

1: 9,028



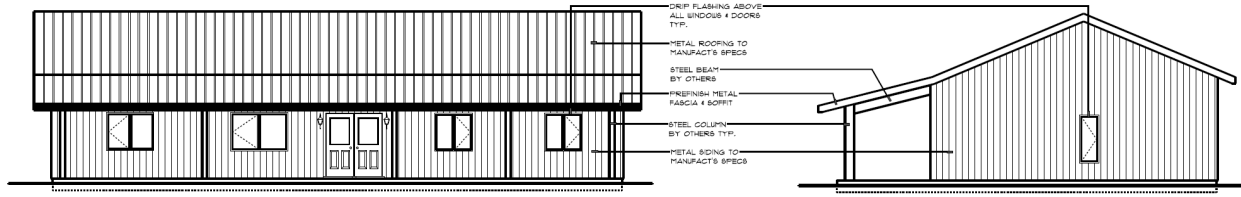
458.6 0 229.31 458.6 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

## Notes

2023 air photo  
NOT a legal survey

# A-04-24 Elevations



**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

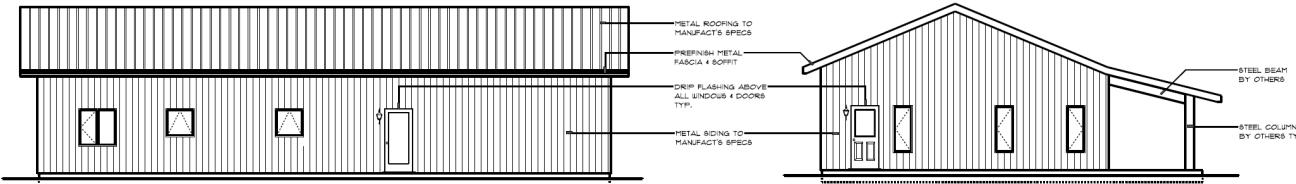
**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"

**Barndo & Co**  
BARNDOMINIUM BUILDERS

**RESIDENTIAL HOME DESIGNS**  
NEW CONSTRUCTION  
ALTERATIONS  
CUSTOM RENOVATIONS  
Mark Barnetson  
Residential Design Consultant 705-328-1838

ONTARIO REGISTERED DESIGNER  
MARK BARNETSON  
07-22887

PND	
1452 3RD LINE RD. N. DUMMER, LAKEFIELD	
SCALE: AS NOTED	DRAWN BY: MB
DATE ISSUED: AUGUST 2024 - FOR CONSTRUCTION	
1800 sq. ft. BUNGALOW	
JOB #:	DESIGN:
24-D-82	A1



**BACK ELEVATION**  
SCALE: 3/16" = 1'-0"

**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"

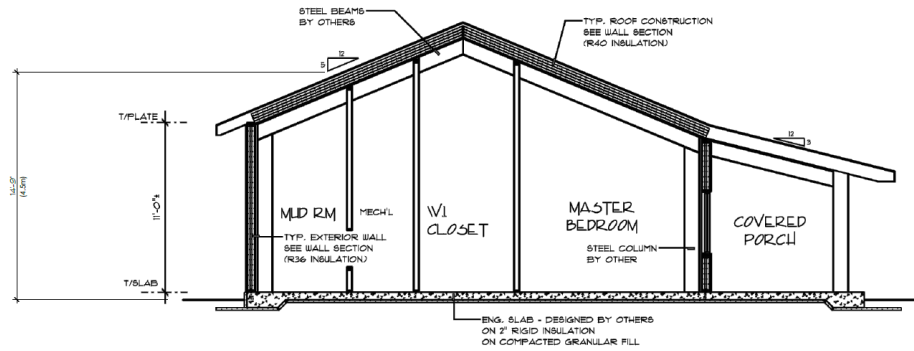
**Barndo & Co**  
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Residential Design Consultant 705-328-1838

ONTARIO REGISTERED DESIGNER  
MARK BARNETSON  
07-22887

PND	
1452 3RD LINE RD. N. DUMMER, LAKEFIELD	
SCALE: AS NOTED	DRAWN BY: MB
DATE ISSUED: AUGUST 2024 - FOR CONSTRUCTION	
1800 sq. ft. BUNGALOW	
JOB #:	DESIGN:
24-D-82	A2

# A-04-24 Elevations



SECTION A  
SCALE: 1/4" = 1'-0"



PND	
1452 3RD LINE RD. N. DUMMER, LAKEFIELD	
SCALE: AS NOTED	DRAWN BY: MB
DATE ISSUED: AUGUST 2024 - FOR CONSTRUCTION	
1800 sq. ft. BUNGALOW	
JOB #: 24-D-82	DWG #: A3

1452 3rd Line Road North Dummer  
Harcourt, Ontario



1452 3rd Line Road North Dummer  
Harcourt, Ontario

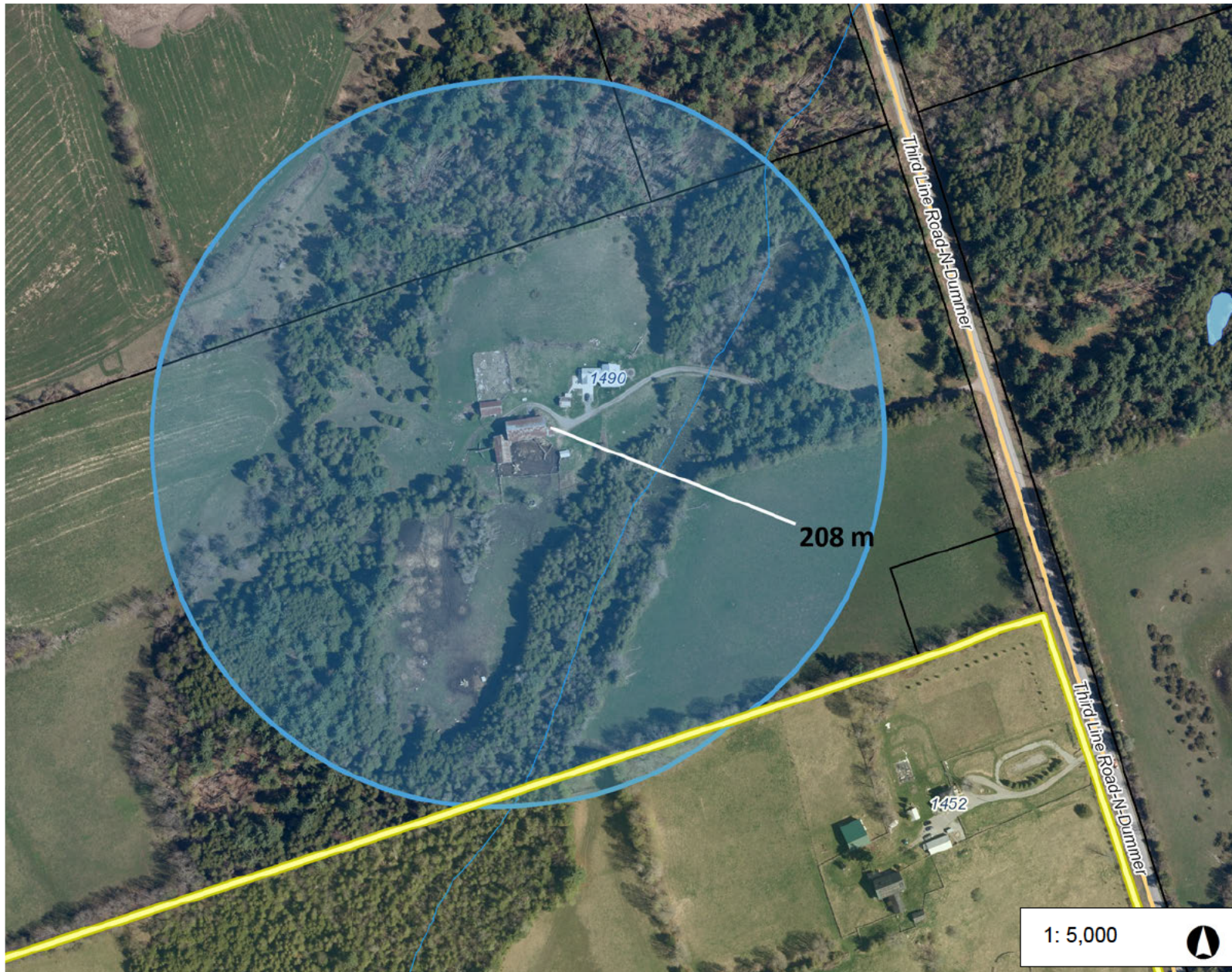




1452 3rd Line Road North Dummer  
Harcourt, Ontario



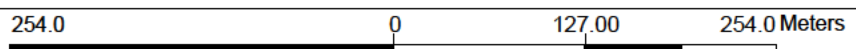
# MDS 1 (1490 Third Line Road-N-Dummer)



**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
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
  - <all other values>
  - COUNTY OF PETERBOROUGH

1: 5,000



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**Notes**



**MDS I - 1452 Third Line Road-N**

**General information**

---

**Application date**  
Nov 5, 2024

**Municipal file number**

**Proposed application**  
Building permit for the construction of a dwelling  
(farm or non-farm)

**Applicant contact information**  
Scott Pind  
1452 Third Line Road-N-Dummer  
Douro-Dummer, ON

**Location of subject lands**  
County of Peterborough  
Township of Douro-Dummer  
DUMMER  
Concession 2 , Lot 19  
Roll number: 152202000330900



**Calculations**

**1490 Third Line Road-N-Dummer**

**Farm contact information**

1490 THIRD LINE RD N DUMMER  
 Douro-Dummer, ON  
 K0L 2H0

**Location of existing livestock facility or anaerobic digester**

County of Peterborough  
 Township of Douro-Dummer  
 DUMMER  
 Concession 2 , Lot 19  
 Roll number: 15222202000330800

**Total lot size**  
 54 ac

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	57	57 NU	2850 ft <sup>2</sup>
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	31	31 NU	1550 ft <sup>2</sup>



**Confirm Livestock/Manure Information (1490 Third Line Road-N-Dummer)**

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Setback summary**

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM
Design capacity	88 NU
Potential design capacity	176 NU
Factor A (odour potential)	0.7
Factor D (manure type)	0.7
Factor B (design capacity)	384.83
Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	208 m (682 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	208 m (682 ft)
Actual distance from manure storage	NA

**Preparer signoff & disclaimer**

**Preparer contact information**

Christina Coulter  
 Township of Douro-Dummer  
 894 South Street  
 P.O. Box 92  
 Warsaw, ON  
 K0L 3A0  
 705-652-8392 x226  
 ccoulter@dourdummer.ca

Signature of preparer

---

Christina Coulter , Planner

---

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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