



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

Friday, August 1, 2025, 9:30 a.m.
Council Chambers in the Municipal Building

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

Hybrid Meetings Committee of Adjustment Meetings are being held in person and electronically. Meetings are recorded and live-streamed on the Township YouTube channel. To watch the meeting live or access a recording please visit the Township's YouTube Channel

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

Please contact the Secretary-Treasurer if you require an alternative method to virtually attend the meeting. mchaithartwig@dourodummer.ca or 705-652-8392 x210.

	Pages
1. Call to Order by Chair:	
2. Land Acknowledgement	
3. Disclosure of Pecuniary Interest:	
4. Approval of Minutes:	
4.1 Committee of Adjustment Minutes - January 24, 2025	1
5. Minor Variance Applications:	
5.1 A-01-25 (1972890 Ontario Inc.o/a PTF Holdings) Planning-2025-11	7
Applicant: 1972890 Ontario Inc. o/a PTF Holdings (Owner)	
Agent: RFA Planning Consultant Inc.	
Property Description: Part Lot 2, Concession 11 (Douro), 2809 Television Road	
Roll Number - 1522-010-005-07600	
6. Next Meeting Date: To be Announced	
7. Adjournment	

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

January 24, 2025, 9:30 AM
Council Chambers in the Municipal Building

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

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

1. Call to Order:

The Secretary-Treasurer called the meeting to order at 9:32 a.m.

2. Nominations for Committee Chair:

Resolution Number 01-2025

Moved By: Rod Manley

Seconded By: Harold Nelson

Member, Rod Manley nominated member, Jim Patterson as Committee Chair.

There were no other nominations or objections. Jim Patterson accepted the role for 2025.

Carried

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:

4.1 Committee of Adjustment Meeting Minutes - December 13th, 2024

Resolution Number 02-2025

Moved By: Mark Porter

Seconded By: Harold Nelson

That the minutes from the Committee of Adjustment Meeting, held on December 13, 2024, be received and approved, as circulated. Carried

5. Minor Variance Applications:

5.1 A-05-24 (Chris Petraitis/Laura Stone), Planning-2025-02

Applicant/Agent: Chris Petraitis/Laura Stone

Property Description: Part Lot 25, Con. 4 (Douro)
3796 Highway 28

Roll No:1522-010-001-23300

Township Planner, Christina Coulter reviewed the report.

In attendance:

Laura Stone - Agent

Adam Timberline - Builder

Comments Received:

- 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, referencing Natural Hazards.
- Otonabee Conservation has reviewed this application through their mandated responsibility under Ontario Regulation 686/21 and based on the information provided the proposed development will not create new or is proposing to aggravate existing hazards.
- Otonabee Conservation mapping indicates that the lands are not subject to Ontario Regulation 41/24 Otonabee Conservation's

"Prohibited Activities, Exemptions and Permits" regulation. Permits from Otonabee Conservation are not required.

- The subject property is not located within a vulnerable area that is subject to Trent Source Protection Plan policies. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.
- The subject land is within the Ministry's permit control area as defined by the Public Transportation and Highway Improvement Act. Therefore, Ministry approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the Building Code Act.
- The Ministry has no concerns with the proposed Minor Variance.
- The Ministry requests that once the municipality makes a final decision on the Minor Variance Application, that the Township of Douro-Dummer provide a copy of the decision letter to the Ministry for its records.
- The Ministry advises that any future development of this site by the proponent, will require MTO approvals and permits. The Ministry recommends that the proponent engage the Ministry in the Pre-consultation process prior to any future development.
- A Building and Land Use permit is required for any development within the MTO's jurisdiction prior to construction. The permit application can be submitted online using the Highway Corridor Management Online Services at: <https://www.hcms.mto.gov.on.ca/>
- The Ministry, will require proof of property ownership to be submitted with the Building and Land Use permit application. This can be a copy of the deed or tax bill, showing the legal property owners. The MTO can only issue a Building and Land Use permit to the registered property owners or their designate.
- The Ministry reserves the right to modify and expand on these comments should further information be submitted to the MTO for review.

Written comments: The Owners of 11 Lake Edge Road and 45 Lake Edge Road. Their comments can be summarized as follows:

- Clarification on the location, orientation and dimensions of the proposed garage;
 - Request that no trees be removed from the abutting property at 45 Lake Edge Road;
 - Clarification on the setback of the proposed garage from Highway 28;
 - Clarification on whether the application proposes to move the property line closer to Lake Edge Road;
 - Clarification on whether additional/new access onto Lake Edge Road is required;
 - Clarification on the provision of Public Notice, in particular, whether all residents on Lake Edge Road received Notice;
 - Confirmation on who is responsible for approval of the application.
- Staff responded to the comments and provided copies of the site plan submitted with the application. Staff explained the prescribed Notice requirements and that the Committee of Adjustment is the approval body for minor variance applications noting that the Committee must consider all written and verbal comments when making their decision.
 - Comments were also received from the Owners of 3802 Highway 28 indicating their support for the application.
 - Senior Staff of the Township have not identified any concerns with the application.

Resolution Number 03-2025

Moved By: Harold Nelson

Seconded By: Robert Lamarre

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-05-24;

That the Committee approve Minor Variance Application A-05-24 to reduce the north lot line setback from a private road from 15 metres (49.21 feet)

to 3 metres (9.84 feet) and to increase the maximum lot coverage for accessory structures from 5% to 6%, for the life of the structure, to facilitate the issuance of a building permit for the construction of a new detached accessory garage as shown on the site plan prepared by Timberline Custom Homes, dated August 1, 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, MTO and any other required ministry/agency;
- ii. That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structures are framed to confirm that all applicable setback requirements have been met and to ensure compliance with any relief granted by this decision of the Committee;
- iii. 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.

6. Next Meeting Date: To be determined

7. Adjournment

Resolution Number 04-2025

Moved By: Rod Manley

Seconded By: Mark Porter

That this meeting adjourn at 9:52 a.m.

Carried

Chair, Jim Patterson

Secretary-Treasurer, Martina Chait-Hartwig

Minor Variance Report

Application No.: A-01-25
Applicant: 1972890 Ontario Inc. o/a PTF Holdings (Owner)
Agent: RFA Planning Consultant Inc.
Property Description: Part Lot 2, Concession 11 (Douro)
2809 Television Road
1522-010-005-07600

Purpose of Application:

The owner is proposing to construct a 2,288.1 sq.m (24,628.9 sq.ft) expansion to the existing 1,923.1 sq.m (20,700 sq.ft) manufacturing plant on the subject property.

The subject property is zoned "Special District 137 (S.D 137) Zone", "Residential (R) Zone" and "Rural (RU) Zone" on "Schedule B1" of the Township of Douro-Dummer Zoning By-law No. 10-1996, as amended. The proposed expansion will occur within the "Special District 137 (S.D 137) Zone" which permits the use of a manufacturing facility that produces wood building truss and floor components inclusive of accessory retail outlet, wholesale outlet, office and open storage.

The application is seeking relief from the following zoning regulations in support of the proposed expansion to the existing permitted use:

Section 21.137.2

1. Increase in the Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structures from 2,000 sq.m to 4,270 sq.m
2. Reduction in the Northerly yard setback from 115.0 m. (377.23 ft) to 45.0 m. (147.64 ft)
3. To remove the zoning regulation that requires that accessory structures must be attached or touch the principal use building, and have a minimum separation distance of 30.0 m to any western, southern, or northern Lot Line(s)

Section 3.31.1 - Parking Area Requirements

1. Reduce the parking requirements for an "Industrial Establishment" from 1 parking space per 36 square metres of manufacturing floor area to 1 parking space per 72 square metres;

Staff have adjusted the requested values above to provide for some minor flexibility for the final development.

The application is also seeking to recognize the following existing zoning deficiencies:

1. Section 21.137.2 - Westerly yard requirement for the existing manufacturing plant from 70 m. (229.67 ft) to 69 m. (227.69 ft);
2. Section 3.1.4 - Height of 5.0 m. (16.4 ft) for the existing accessory building whereas 4.5 m is required (14.76 ft);
3. Section 3.31.2 - Reduce the setback between a driveway and a residential zone from 9.0 m to 4.0 m;
4. 3.31.3 Access Regulations – Increase in the width of unobstructed driveways and passageways from 9.0 m to 10.0 m;
5. Section 3.31.3 Access Regulations – Increase in the maximum width of any combined ingress and egress driveway measured along the street line from 9.0 m to 10.0 m;
6. Section 3.32.2 – To allow a planting strip to consist of a storm water management facility where an unbroken hedgerow is not achievable;
7. Section 3.32.5 – Where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 4.4 m of the edge of such driveway or within 1.5 m of the edge of such walk, whereas 3.0 m would be required.

Agencies were circulated on May 30, 2025, for review and comment.

Notice of the public meeting was provided on July 14, 2025, 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.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 60.0 m of the subject property on July 14, 2025. Signs were posted along Television Road frontage of the subject property. Notice was also posted on the Township website.

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

Agency Comments Received:

The Otonabee Region Conservation Authority (ORCA) indicated that the application is consistent with Chapter 5 of the Provincial Planning Statement (PPS), referencing Natural Hazards. ORCA has requested that at the Site Plan stage additional stormwater management water quantity details be provided which demonstrate the existing stormwater management pond is still sufficient to control stormwater flows from the property.

The subject property is not located within an area that is subject to the policies contained in the Trent Source Protection Plan (SPP). ORCA noted that the location of the expansion is beyond the regulatory jurisdiction on the property and permits from ORCA are not required. A copy of the agency comments are attached to this Report.

The Engineering and Construction (E&C) Division of Planning, Development and Public Works (PDPW) Department for Peterborough County has no objections, comments or concerns with respect to this application.

Ministry of Environment, Conservation and Parks has no comment on the application.

The City of Peterborough indicated that they would not require a traffic study or intersection analysis for this development.

Public Comments:

As of the writing of this Report, staff received one comment from the public via email raising concerns about drainage, noise and tree preservation.

Staff Comments:

The application was circulated to Senior Staff on May 30, 2025. There were no concerns identified by Senior Staff.

Pre-Consultation:

A pre-consultation meeting was held on August 29, 2024. The meeting included Township Staff (Christina Coulter & Don Helleman), the County of Peterborough Engineering and Construction (Pete Hynes), the agent from RFA Planning Consulting Inc (Shawn Legere), and the owners 1972890 Ontario Inc. O/A PTF Holdings (Brent Perry). Otonabee Region Conservation Authority (ORCA) staff sent regrets but provided written comments in advance of the meeting.

The pre-consultation identified additional information to be provided regarding the final proposal along with the potential supporting study requirements for a complete Planning Act application. The process for a minor variance application and prescribed timelines were outlined.

Additional information was provided by the Applicant regarding the storage features and it was confirmed that all outdoor storage locations would be identified on the updated site plan to support the Minor Variance application.

To supplement the Minor Variance application the following studies/reports were required.

Stormwater Management Plan should address the proposed expansion and address the entire property including any areas of fill. The plan should also include confirmation that the on-site water can offer sufficient fire protection of the addition or if more water be required (currently 75,000 gallons).

It was noted that an Archaeological study may be required since it meets the criteria for archaeological potential. The applicant is to consult with First Nations to demonstrate consultation and determine if there are any archaeological study requirements.

A Traffic Study/Brief was noted to be required to examine the intersection of County Road 4, Parkhill Road, and Television Road. After further discussion with the County of Peterborough Engineering and Construction division, the Traffic Study was no longer required. During the circulation of the application, it was noted that the County's position remains the same and did not require a Traffic Study/Brief.

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) The application meets (or does not meet) the general intent of the Official Plan.

The property is designated Hamlet and Industrial and portions of the property are subject to Site Specific Special Policy Area section 6.2.12.4 (c)(i) as illustrated on Schedule A4-4 Land Use Young's Point, Donwood, and Warsaw to the Official Plan. The proposed development will occur within the portion of the property designated Industrial and subject to Site Specific Special Policy Area section 6.2.12.4 (c)(i).

Section 6.2.12.4 (c)(i) of the Official Plan states:

On lands designated as Rural Industrial in part of Lot 2, Concession 11 of the Douro Ward, as identified on Schedule "A4-4" with the notation "Lands subject to subsection 6.2.12.4 (c)(i)", the use of property shall be limited to a manufacturing operation restricted to the wood production of building truss and floor components.

Further to the above special policy, the Rural Industrial Designation policies also apply to the proposed expansion. The intent of the Rural Industrial designation is to promote dry industrial development including light manufacturing and services related industrial firms (S. 6.2.12.1). The predominant use of land within the Rural Industrial designation shall be for dry industries based on private water supply and sewage disposal services. Permitted uses include light manufacturing, assembly, processing, fabrication, warehousing and storage of goods and materials (6.2.12.2).

Rural Industrial sites shall be developed to minimize potential conflicts with surrounding land uses. Circulation shall be designed to minimize penetration of industrial traffic into or through residential areas. Industrial development located near residential uses shall be limited to light manufacturing activity and service related industries, with high performance standards, to minimize incompatibility with residential uses. Rural Industrial uses should have an approved direct access to a Provincial Highway or Collector Road and should be sited in such a manner as to facilitate easy access by motorized vehicles (6.2.12.3.d).

Sufficient off-street parking shall be provided to accommodate employees, visitors and customers. Access points to parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic (6.2.12.3.g).

Adequate land area shall be preserved to permit a buffer between these areas and any adjacent residential areas. The buffer strip should consist of plantings, solid fences, a landscaped berm or a combination (6.2.12.3.i). All Rural Industrial development shall be adequately regulated by suitable provisions in the Zoning By-law including adequate setbacks from property lines, appropriate off-street parking and loading requirements, landscaped area or buffering requirements in certain cases, prohibition of nuisances, and control over outside storage (6.2.12.3.k).

The proposed development is seeking to expand the permitted use on the subject property and meets the definition of 'dry industrial' uses in the Official Plan which includes uses that only produce domestic effluent of employees and consist of no wash processing, heating, cooling or water used likewise.

The expansion will not result in additional employees removing the need for additional parking spaces and will not impact current vehicular traffic to and from the site.

Existing landscape buffers are provided on the property to mitigate potential impacts to surrounding lands uses, including residential development as shown on the attached Site Plan. The proposed expansion will also be subject to Site Plan Approval and additional buffering options may be considered through this application.

The existing deficiencies, while not captured under the original zoning, comply with the current approved Site Plan requirements for development. No new land use compatibility issues with surrounding land uses will be created by recognizing the existing deficiencies. The purpose is to capture these omitted regulations that will be implemented through the zoning.

The area of the proposed expansion is located away, to the extent possible, from the residential uses to the west of the development and maintains the required setback of 70 m. The reduction in the northerly setback is located towards similar and compatible uses being industrial development and rural lands.

The Planning Justification Report by RFA Planning Consultant Inc. has outlined the applicable sections of the Official Plan and planning staff agree with the conclusion that the proposed development meets the intent and purpose of the Official Plan.

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

The property is zoned "Special District 137 Zone (S.D 137) Zone", "Residential (R) Zone", and "Rural (RU) Zone" on "Schedule B1" of the Township of Douro Zoning By-law No. 10-1996, as amended. The existing site plan and proposed development only occur within the S.D 137 boundary, therefore, the special district zoning criteria applies in addition to the Restricted Industrial (M1) zone requirements.

Section 21.137.1 of the S.D. 137 zone provides the permitted uses within the zone which includes a manufacturing operation restricted to the wood production of building truss and floor components, a retail outlet or wholesale outlet or business office accessory to a permitted use, and open storage of goods or materials accessory to a permitted use.

The application is proposing an expansion to the existing permitted use. No additional or new uses are being proposed. Regarding the zoning regulations for the subject property, Section 21.137.2 of the By-law provides that the zoning regulations of the Restricted Industrial (M1) zone apply, with the exceptions outlined in the S.D 137 zoning regulations.

As proposed, the application is seeking to recognize existing setback and zoning regulation that do not comply with the S.D. 137 and M1 zones as well as some of the General Provisions of the Zoning By-law. As discussed, these deficiencies are existing, comply with the Site Plan as approved for development on the subject property and will not establish new impacts or further deficiencies as a result of the proposed expansion. The area of the proposed expansion is located away, to the extent possible, from the residential uses to the west of the development and maintains the required setback of 70 m. The reduction in the northerly setback is located towards similar and compatible uses being industrial development and rural lands.

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 expansion is desirable and appropriate to the development of this land.

The property is zoned and designated to permit a manufacturing facility and associated accessory buildings and structures. The subject property has been developed as a manufacturing facility for specifically wood production for trusses and flooring. The proposed location for the expansion is currently being used as an outdoor storage area for the existing operation. The land appears to be flat with adequate space for the proposed expansion, therefore does not propose overdevelopment on the property. The proposed expansion will support the increased demand and operation of the existing facility maintain local employment and business within the Township.

The existing manufacturing facility is located on the northeastern border of the Donwood hamlet area with additional industrial development to the north of the subject property which supports a mix concrete supplier (LaFarge Canada Inc). Lands to the east consist of rural/agricultural land before entering a wooded rural area. These surrounding land uses are not considered sensitive land uses and no compatibility issues are anticipated.

Lands to the south of the existing development include the balance of the land owned by the property owner which remains as vacant, rural lands. Continuing south is the Turtle Conservation Centre, however, there is significant buffering and space between the proposed development and the conservation centre. In addition, the proposed expansion is located on the northeast side of the subject property and no further development will not encroach south of the existing manufacturing plant.

To the west, there is a row of single detached residential dwellings within proximity to the proposed development, however, adequate buffering via vegetation is provided. The proposed development meets the existing required 70 m setback in the S.D. 137 zone from the residential development located west of the subject property with the expansion set back further east than the existing manufacturing facility. No compatibility issues are anticipated.

4) Is the variance minor in nature?

The proposed variance is minor in nature.

The majority of relief requested through the application is to recognize existing deficiencies not captured under the original zoning. The application corrects these deficiencies and will allow for the proper implementation of the zoning regulations for the existing development.

The proposed expansion can be accommodated on site in a location that maintains sufficient distance from sensitive land uses and meets the setbacks requirements from these uses. In addition, the proposed expansion location is surrounded by other industrial and rural/agricultural type uses that are compatible with the existing and proposed development.

The Planning Justification Report by RFA Planning Consultant Inc. also concludes that the variance is minor in nature.

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).

The PPS 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 pursuant to subsections 3(5) and 3(6) of the Planning Act.

The subject property is located within the hamlet of Donwood; therefore, the settlement areas policy of the PPS applies. Settlement areas (Section 2.3) shall be the focus of growth and development. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure. Section 2.3.3 of the PPS outlines that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities.

The subject property is also designated and zoned for industrial uses such as manufacturing and is considered employment under the PPS. Section 2.8 of the PPS provides that planning authorities shall promote economic development and competitiveness by encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses. Additionally, the PPS states that planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

As noted earlier in this Report, ORCA has stated the application is consistent with Chapter 5 of the PPS, referencing Natural Hazards. A copy of ORCA's comments dated June 16, 2025, are attached to this Report.

The subject property is within 120 m of non-evaluated wetlands; however, the location of the proposed expansion is outside this 120 m buffer meaning no adverse impacts are anticipated. The Trent Canal is over 120 m away from the subject property and proposed expansion.

There is a Species at Risk intersecting the property, however, the potential impact has already occurred by the existing manufacturing facility, therefore aligns with the Natural Heritage policies (Section 4.1) of the PPS.

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

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-01-25.

That the Committee approves Minor Variance Application File A-01-25 to recognize the existing deficiencies and permit the expansion of the manufacturing plant, for the life of the structure, to facilitate the issuance of a building permit for the construction of the proposed expansion as shown on the site plan prepared by Engage Engineering, dated February 19, 2025 attached to the decision as Schedule 'A' and to bring the proposed and existing development into compliance with the Zoning By-law by permitting the following;

- To increase the total maximum ground floor area of all principal and accessory buildings and structures to 4,270.0 m (45,961.9 sq.ft),
- Recognize the existing minimum westerly yard setback of 69.0 m (227.7 ft)
- To reduce the northerly yard setback associated with the proposed expansion to 45.0 m (147.67 ft)
- To remove provision 21.137.2 which requires any accessory structure to be attached or touching the principal use building and have a minimum separation distance of 30.0 metres (98.43 ft) to any western, southern, or northern lot line.
- Recognize the increased height of the existing accessory building to 5.0 m (16.4 ft)
- To reduce the required number of parking spaces from 1 / 36 sq.m of manufacturing floor area or per 90 sq.m of warehousing to 1 / 72 sq.m of manufacturing floor area or per 90 sq.m of warehousing.
- A reduction in the driveway boundary to a residential zone from 9.0 m (29.53 ft) to 4.0 m (13.1 ft)
- An increase of the driveway width from being at least 3.0 m (9.8 ft) with a maximum of 9.0 m (29.53 ft) to a width at least 3.0 (9.8 ft) with a maximum of 10.0 m (32.8 ft).
- An increase of the maximum width of the ingress and egress driveway along the street line from 9.0 m (29.53 ft) to 10.0 m (32.8 ft).
- To include a stormwater management facility as a buffer for a planting strip
- It shall be permissible to interrupt the planting within 4.4 m (14.44 ft) instead of the required 3.0 m (9.8 ft) of the edge of such driveway or within 1.5 m (4.9 ft) of the edge of such walkway.

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 Douro-Dummer Building department and any other required ministry/agency;
- ii. That if any archaeological resources should be discovered during the course of development, all excavation must stop immediately, and a licensed 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.

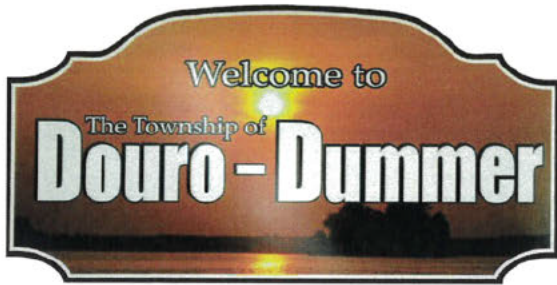
Report Approval Details

Document Title:	A-01-25 - Planning-2025-11.docx
Attachments:	<ul style="list-style-type: none"> - 1-A-01-25 Minor Variance Application_Redacted.pdf - 2-A-01-25 Site Plan Drawings.pdf - 4-A-01-25 Minor Variance Rationale_Redacted.pdf - 3-A-01-25 Grading and Servicing Plans_Redacted.pdf - 5-A-01-25 Stormwater Management Letter_Redacted.pdf - 6-A-01-25 Fire Flow Memo_Redacted.pdf - Meeting Notice_2809 Television Road_Final.pdf - A-01-25 ORCA Comments_Redacted.pdf
Final Approval Date:	Jul 25, 2025

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

Township of Douro-Dummer Application for

☒ **Minor Variance s. 45 (1)** ☐ **Permission s. 45 (2)**
(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)

The undersigned hereby applies to the Committee of Adjustment for the Township of Douro-Dummer under section 45 of the Planning Act for relief, as described in this application, from By-law No.10-1996, as amended.

1.0 Applicant Information

Registered Owner(s): 1972890 Ontario Inc. o/a PTF Holdings
(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): RFA Planning Consultant Inc. c/o Shawn Legere, MCIP, RPP

Address: _____

Phone: (home) _____

Phone: (cell) _____

Email: _____

Phone: (work) _____

Fax: _____

3.0 Legal Description/Location of the Subject Land

County Peterborough	Township Douro-Dummer	Ward (Former Township) Douro
Concession Number(s) 11	Lot Number(s) Part of Lot 2	Legal Description: Part of Lot 2, Concession 11, Geographic Township of Douro, Now in the Township of Duro-Dummer, County of Peterborough
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 2809 Television Road
Reference Plan No: 45R-12418	Part Number(s): 1	Are there any easements or restrictive covenants affecting the property? No
Date subject land was purchased by current		January 29, 2021

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial)	Rural Industrial - Site-Specific Special Policy Area
Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR))	Special District 137 (S.D. 137) Zone
Existing Use (e.g. seasonal residential, commercial, open space)	Manufacturing Operation; Retail Outlet; Wholesale Outlet; Business Office; Accessory Open Storage
Length of Time Existing Uses have continued	19 years
Proposed Use (e.g. permanent residential, home-based business)	Same as existing
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes ² or no)	No

¹ Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification² If yes, a clearance notice from the Risk Management Official is required to be submitted with your application**5.0 Relief Requested from Zoning By-law**

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
Section 21.137.2	Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structures: 2,000 sqm	Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structures: 4,250 ^{2,370} sqm	2,250 ^{2,370} square metres
Section 21.137.2	Minimum Westerly Yard: 70 m	Minimum Westerly Yard: 69 m	1 metre
Section 21.137.2	Minimum Northerly Yard: 115 m	Minimum Northerly Yard: 45 m	70 metres
Section 21.137.2	Accessory structures must be attached or touch the principal use building, and have a minimum separation distance of 30.0 metres to any western, southern, or northern Lot Line(s)	Remove Provision	Remove Provision

5.0 Relief Requested from Zoning By-law

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
Section 3.31.1	1 parking space per 36 sqm of manufacturing floor area or per 90 sqm of warehousing	1 parking space per 72 sqm of manufacturing floor area or per 90 sqm of warehousing	50 %
Subsection 3.31.2 (a)	No driveway shall be permitted within 9 m of the boundary of a residential zone	No driveway shall be permitted within 4 m of the boundary of a residential zone	5 metres
Subsection 3.31.3 (a)	Width of driveways / passageways to and from parking spaces and areas: 3-9 m	Width of driveways / passageways to and from parking spaces and areas: 3-10 m	1 metre
Subsection 3.31.3 (b)	Max. width of combined ingress and egress driveway along the street line: 9 m	Max. width of combined ingress and egress driveway along the street line: 10 m	1 metre

5.0 Relief Requested from Zoning By-law

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
Section 3.32.2	Where a planting strip is required by this By-law it shall consist of an unpierced and	Where a planting strip is required by this By-law it shall consist of an unpierced and unbroken	
	unbroken hedgerow of evergreen or perennial shrubs	hedgerow of evergreen or perennial shrubs, or a storm water management facility where an unbroken hedgerow is not achievable	add storm water management facility
Section 3.32.5	Where a driveway or walk extends through a planting strip, it shall be permissible to	Where a driveway or walk extends through a planting strip, it shall be permissible to	
	interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk	interrupt the planting strip within 4.4 metres of the edge of such driveway or within 1.5 metres of the edge of such walk	1.4 metres

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)

See Minor Variance Rationale, attached.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	6.4 ha	(acres, hectares, ft ² , m ²)
Lot Depth	202.1 m	(feet/metres)
Lot Frontage	92.2 m	(feet/metres)

Access to Subject Property –		<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:		Television Road		
If access to the land is by water only:				
Where are parking and docking facilities:		N/A		
Approximate distance from subject land:		N/A		
Approximate distance from nearest public road:		N/A		

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 Special District 137 (S.D. 137) Zone area is generally flat, largely consisting of compacted gravel and storm water management facility bordered by a planting strip along the perimeter. The Residential (R) Zone area is generally flat, consisting of manicured grass. The Rural (RU) Zone area is generally flat consisting of an open gravel, treed and wetland areas.

Surrounding land uses:

Restricted Industrial (North); Rural (South); Rural (East); Residential (West)

See Site Photographs, attached.

<p>Water Supply:</p> <p><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</p>	<p>Please identify the type of water supply serving the subject property:</p> <p><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): _____</p>
<p>Storm Drainage:</p> <p><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</p>	<p>Please identify the type of storm drainage serving the subject property:</p> <p><input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input checked="" type="checkbox"/> Other (specify): <u>storm water management facility</u> _____</p>
<p>Sewage Disposal:</p> <p><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</p>	<p>Please identify the type of sewage disposal serving the subject property:</p> <p><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): _____</p> <p>If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? <input type="checkbox"/> Yes or <input type="checkbox"/> No</p> <p>Permit Number: _____</p>

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
Manufacturing Facility	1,923.1 sqm	1,923.1 sqm	1	54.8 m	33.0 m	8.0 m	2006
Garbage Building	55.5 sq.m	55.5 sq.m	1	7.5 m	7.4 m	4.6 m	Unknown

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)	1,923.1 sq.m (5.6 %)	4,211.2 sq.m (12.2 %)
Accessory Structures	55.5 sq.m (0.2 %)	No change.
Total	1,978.6 sq.m (5.8 %)	4,266.7 sq.m (12.4 %)

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Manufacturing Facility	2,288.1 sqm	2,288.1 sqm	1	67.1 m	34.1 m	7.3 m

Will the proposal add any of the following?

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

9.0 Existing and Proposed Structures: Setbacks

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey 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)
Manufacturing Facility	115.1 m	31.7 m	115.9 m	55.9 m	N/A	
Garbage Building	188.6 m	6.0 m	147.6 m	51.6 m	N/A	

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)
Manufacturing Facility	136.7 m	31.2 m	45.8 m	88.9 m	N/A	

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: Official Plan Amendment, Rezoning & Site Plan Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown	Approved prior to 2006

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:

Brent Perry, authorized signing officer for
I/We 1972890 Ontario Inc. o/a PTF Holdings, being the owner(s) of the subject land,
hereby, authorize Shawn Legere, MCIP, RPP to be the applicant in the submission of this
application.

Signature

[Redacted Signature]

Date February 17, 2025

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 Signature]

Owner/Applicant/Agent Signature

February 17, 2025

Date

Owner/Applicant/Agent Signature

Date

14.0 Access to Property:

Brent Perry, authorized signing officer for
I/We 1972890 Ontario Inc. o/a PTF Holdings, 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] 2809 Television Road.

[Redacted Signature]

Owner/Applicant/Agent Signature

February 17, 2025


Date

15.0 Declaration of Applicant:

I/We Shawn Legere, MCIP, RPP of the City of Quinte West in the
(name of owner(s)/agent(s)) (city in which you reside)
County of Hastings in Province of Ontario solemnly
(County/Upper-tier municipality, if applicable) (Province/Territory)
declare that:

All the statements contained in this application and provided by me are true and I
make this solemn declaration conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath

Declared before me at the Township of
Douro-Dummer in the County of Peterborough
this 24th day of February, 20 25.



Signature of Commissioner, etc.

Lorna Brenda Brown,
a Commissioner, etc., Province
of Ontario, for RFA Planning
Consultant Inc.
Expires July 4, 2027

**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. 152201000507600

Affidavit

In the Matter of a **Minor Variance** application to the Committee of Adjustment of the
Township of Douro-Dummer,

I/We, Shawn Legere, MCIP, RPP, 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]* statutory 10-day public meeting notice period, 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 10th day of March, 2025.


Signature of Commissioner, etc.

Lorna Brenda Brown,
a Commissioner, etc., Province
of Ontario, for RFA Planning
Consultant Inc.
Expires July 4, 2027

**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, Brent Perry, authorized signing officer for
1972890 Ontario Inc. o/a PTF Holdings
[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 17th day of February, 20 25.

A black rectangular box redacting the signature of the owner, applicant, or agent.

Owner/Applicant/Agent Signature

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

SITE STATISTICS

ZONING	DOURO-DUMMER (2000-21) SPECIAL DISTRICT 137 ZONE	
	REQUIRED	PROPOSED / EXISTING
MAX. GROUND FLOOR AREA	2000m ²	4270m ²
MAX. LOT AREA	35000m ²	34600m ²
MIN. LOT AREA	34000m ²	34600m ²
MIN. LOT FRONTAGE	25.0m	25.0m
MIN. WESTERLY YARD	70.0m	69.0m
MIN. NORTHERLY YARD	115.0m	45.0m
MIN. SOUTHERLY YARD	55.0m	55.5m
MIN. EASTERLY YARD	30.0m	31.2m
MIN. WIDTH WESTERLY PLANTING STRIP	19.5m	19.8m
MIN. WIDTH NORTHERLY PLANTING STRIP	9.0m	9.2m
MIN. WIDTH SOUTHERLY PLANTING STRIP	5.0m	5.0m
MIN. BUILDING SEPARATION	30.0m	N/A
MIN. PLANNED HEIGHT OF HEDGEROW	1.75m	1.75m

LOADING SPACE REGULATIONS

	REQUIRED	PROPOSED / EXISTING
LONG	9.14m	9.14m
WIDE	3.66m	3.66m
MIN. VERTICAL CLEARANCE	4.27m	4.27m
NUMBER OF LOADING SPACES FOR TOTAL FLOOR AREA OF BUILDING OR STRUCTURE EXCEEDING 2250m ² BUT NOT 7200m ²	3 SPACES	3 SPACES
WAITING SPACE FOR THE PARKING OF VEHICLES AWAITING ACCESS TO EACH LOADING SPACE	3 SPACES	3 SPACES

ACCESS REGULATIONS

MIN. WIDTH ACCESS DRIVEWAY TO LOADING OR UNLOADING SPACES	6.0m	8.6m
---	------	------

PARKING AREA LOCATION

	REQUIRED	PROPOSED/EXISTING
RESIDENTIAL SETBACK - DRIVEWAY	9m	4.0m
RESIDENTIAL SETBACK - PARKING SPACE	3m	26.2m
STREET LINE OR SIGHT TRIANGLE SETBACK	2m	72.2m

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
PROPOSED INDUSTRIAL ESTABLISHMENT TOTAL GFA = 4212.5m ²	1 PER 36m ² OF TOTAL GFA (117 SPACES)	1 PER 72m ² OF TOTAL GFA (59 SPACES)
MIN. WIDTH; MIN. LENGTH	3m; 6m	3m; 6m
MIN. AISLE WIDTH @ 70° <= L <= 90°	7m	16m

ACCESS REGULATIONS

	REQUIRED	PROPOSED/EXISTING
WIDTH OF UNOBSTRUCTED ACCESS TO PARKING SPACES	3m-9m	8.6m
MAX WIDTH OF INGRESS AND EGRESS DRIVEWAY ALONG THE STREET LINE	9m	10.0m
MIN. ANGLE BETWEEN DRIVEWAY AND STREET LINE	60°	90°
DRIVEWAY TO A SIDE LOT LINE	1m	4.2m

ACCESSORY BUILDINGS, STRUCTURES AND USES

	REQUIRED	PROPOSED/EXISTING
WITHIN A MINIMUM REAR YARD OF	1.5m	6.0m
WITHIN A MINIMUM SIDE YARD OF	1.5m	53.6m
WITHIN A MINIMUM SEPERATION DISTANCE OF 1.5m FROM ANY BUILDING, STRUCTURE	1.5m	17.9m

LOT COVERAGE

	REQUIRED	PROPOSED/EXISTING
MAXIMUM LOT COVERAGE OF ALL ACCESSORY BUILDING OR STRUCTURES	5%	0.2%

HEIGHT

	REQUIRED	PROPOSED/EXISTING
MAXIMUM LOT HEIGHT OF ALL ACCESSORY BUILDING OR STRUCTURES	4.5m	5.0m

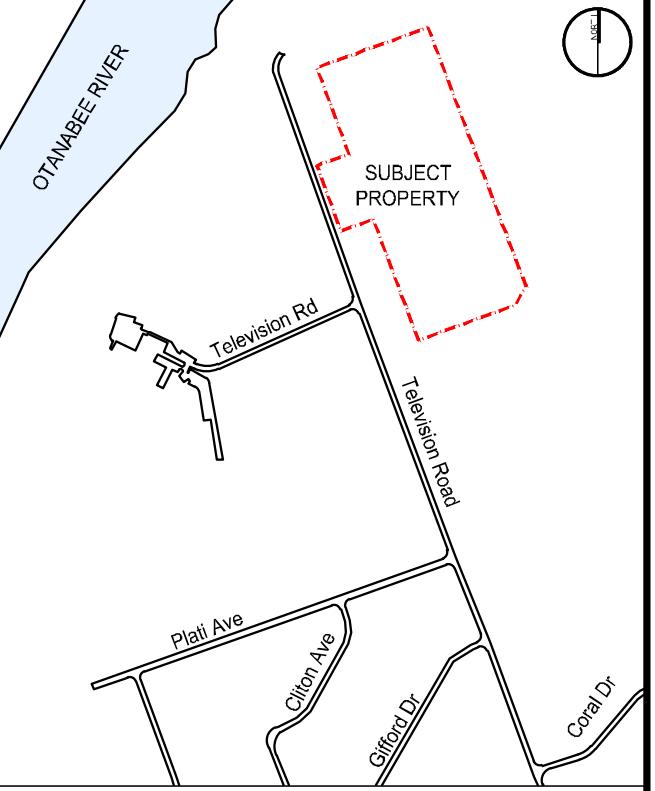
SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY A.R.(SANDY) WAKELING
DATED MAY 29, 2024

BENCHMARK
CUT CROSS ON TOP OF CONCRETE CURB, NORTH EASTERLY CORNER
OF CURB ON EAST SIDE OF STORM WATER MANAGEMENT FACILITY
ELEV: 222.28m

NOTES:

PR.	EX.	FEATURE
		EDGE OF GRAVEL
		CENTRELINE OF ROAD
		DITCH
		SIDEWALK
		PREROUTE
		EDGE OF PAVEMENT
		LIGHT DUTY ASPHALT
		GRASS/LANDSCAPED
		PROPERTY LINE
		SUBJECT PROPERTY LINE
		RIGHT-OF-WAY
		DEVELOPMENT BOUNDARY (S.D. 137)
		RAIL FENCE
		BOARD FENCE
		CHAIN LINK FENCE
		IRON BAR
		POST
		UTILITY POLE
		WELL
		SANITARY MANHOLE
		CATCH BASIN
		CONIFEROUS TREE
		DECIDUOUS TREE
		SHURB
		HEDGE
		REQUIRED PLANTING STRIP

KEY MAP



SCALE 1:10000

2.	ISSUED FOR SPA	BR	2025-02-19
1.	ISSUED FOR SPA	DJ	2024-07-04
No.	REVISION	BY	DATE

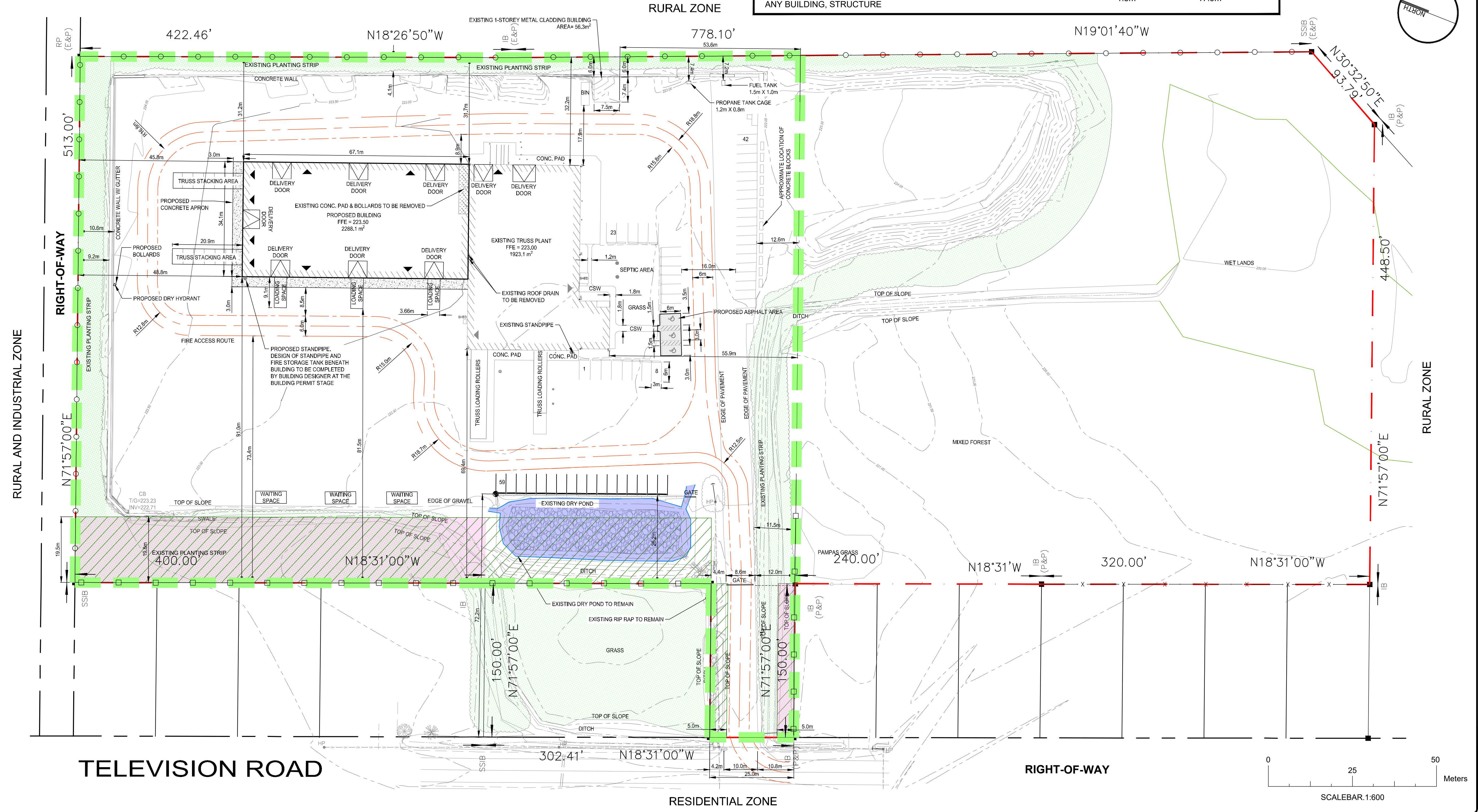
ENGAGE
ENGINEERING
www.engage.ca • 111 King Street, Suite 102 Peterborough, ON • Phone: (705) 443-0371

2809 TELEVISION ROAD
PART OF LOT 2, CONCESSION 11

PTF HOLDINGS

SITE PLAN

DRAWN BY: D.JEDRZEJEWSKI	STAMP:
DESIGNED BY: D.JEDRZEJEWSKI	
APPROVED BY: L.PARSONS	
DATE: 2024-06-05	
SCALE: 1:600	
PROJECT NUMBER: 21085	SHEET NAME: SP1
	SHEET: 1 of 2



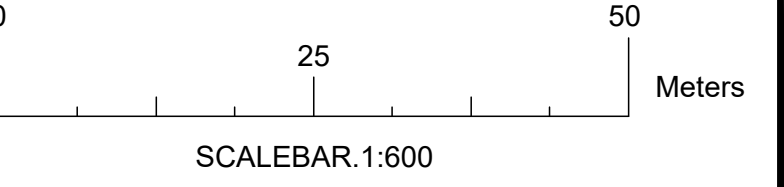
RURAL AND INDUSTRIAL ZONE

RURAL ZONE

RIGHT-OF-WAY

RESIDENTIAL ZONE

TELEVISION ROAD





Minor Variance Rationale

To: Diana Keay, MCIP RPP, D.M. Wills Associates Limited, Manager,
Planning Services (Municipal Planning Consultant)

From: RFA Planning Consultant Inc. (Agent)

Cc: 1972890 Ontario Inc. o/a PTF Holdings (Owner)

Date: February 27, 2025

Re: Application for a Minor Variance – Peterborough Truss and Floor Ltd.
– 2809 Television Road – Part of Lot 2, Concession 11, Geographic
Township of Douro, Township of Douro-Dummer, County of
Peterborough

This memo is to summarize our planning opinion in support of the Application for a Minor Variance for the Subject Property located on Part of Lot 2, Concession 11, Geographic Township of Douro, Now in the Township of Douro-Dummer, County of Peterborough. We have assessed the applicable policies of the *Planning Act* and policies of the County of Peterborough Official Plan and *Township of Douro Zoning By-law No. 2000-21*, as amended, and offer the following planning opinion in support of the application.

BACKGROUND

The Subject Property is currently part of one land parcel with Property Identification Number (PIN) 28479-0065. The land is legally described as Part of Lot 2, Concession 11, Geographic Township of Douro, Now in the Township of Douro-Dummer, County of Peterborough. It is important to note, the current registered owner, 1972890 Ontario Inc. o/a PTF Holdings was created by the previous owners, Alfred Herbert Curtis and June Doris Curtis, who originally purchased the land on July 10, 2002 and developed the site to its current use as described further below.

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

 613.966.9070  www.rfaplanningconsultant.ca

The Subject Property is currently designated “Rural Industrial – Site-Specific Special Policy Area ” on Schedule ‘A4-4’ Land Use Young’s Point, Donwood and Warsaw of the County of Peterborough Official Plan, and is within the “Residential (R) Zone”, “Special District 137 (S.D. 137) Zone” and “Rural (RU) Zone” on “Schedule B1” of *Township of Douro Zoning By-law No. 2000-21*. Amongst various site-specific performance standard provisions, use of the Site-Specific Special Policy Area and S.D. 137 Zone is limited to the production of wood building truss and floor components, along with accessory retail outlet, wholesale outlet, office and open storage. Surrounding land uses are Rural and Restricted Industrial to the north, Rural to the south and east, and Residential to the west.

The subject property consists of 64.4 hectares (159.1 acres) and 92.2 metres (302.49 feet) of frontage on Television Road. The site is relatively flat and consists of a 1,923.1-square-metre manufacturing facility and office serviced by individual on-site well and sewage. A dry storm water management facility exists in the central-west area of the site between the manufacturing facility and Residential area, along with drainage ditches along its west, north and east perimeter.

It is important to note that the site is the subject of a Zoning By-law Amendment (By-law No. 2004-44), which was passed by Council on June 1, 2004 and included a holding (H) provision to place a portion of the property in a Special District 143 (S.D. 143) Zone. The site is also the subject of Ontario Municipal Board (now the Ontario Land Tribunal) decisions between September, 2004 and January 2006 – File No. PL31271, which upheld the 2004 Zoning By-law Amendment approval by Council. On October 17, 2005 removal of the holding provision (H) was granted by Council (By-law No. 2005-84). Just prior to the holding provision removal, the owners entered into a Site Plan Agreement with the Corporation of the Township of Douro-Dummer on September 22, 2005 (registered on October 06, 2005). A Township lead Zoning By-law update in 2010 changed the site’s Special District number to 137 in through By-Law No. 2010-55.

APPLICATION FOR A MINOR VARIANCE

The nature of the subject Application for a Minor Variance is to request relief from various site-specific and general Zoning By-law provisions to permit the expansion of the existing on-site manufacturing facility and to recognize minor adjustments based on as-built conditions, some of which are already deemed to comply with the Zoning By-law by the approved 2005 Site Plan. The extent of subject Minor Variance

is the current Special District 137 (S.D. 137) Zone. More specifically, in addition to removing the provision **Accessory structures must be attached or touch the principal use building, and have a minimum separation distance of 30.0 metres to any western, southern, or northern Lot Line(s)**, the requested relief is as follows:

- **Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structures.....4,270 m²**
- **Minimum Yard Requirements**
 - **Westerly.....69 m**
 - **Northerly.....45 m**
- **Maximum height of accessory buildings or structures.....5 m**
- **Parking Area Requirements for Industrial Establishment.....**
 - 1 parking space per 72 m² of manufacturing floor area or per 90 m² of warehousing**
- **In all zones, except residential, no driveway shall be permitted within 4 metres of the boundary of a Residential Zone.**
- **Access to and from the required parking spaces and areas may be provided by means of unobstructed driveways or passageways at least 3 m but not more than 10 m in width**
- **The maximum width of any combined ingress and egress driveway measured along the street line may be 10 metres.**
- **Where a planting strip is required by this By-law it shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrubs, or a storm water management facility where an unbroken hedgerow is not achievable.**
- **Where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 4.4 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.**

The reason why the proposed expansion cannot comply with the **Total Maximum Ground Floor Area** and **Northerly Minimum Yard Requirement** is that the Special District 137 (S.D. 137) Zone represents the building plans at the time exception 137 was created. With this, a Planning Act application is required in order to permit any amendments to those provisions. This said, the subject Minor Variance maintains the general intent and purpose of the Zoning By-law by continuing to restrict total ground floor area and northerly yard requirement, maintaining existing planting strip



and that the expansion is farther from the existing facility to sensitive Residential uses.

PLANNING ACT §45

Subsection 45(1) of the *Planning Act*, R.S.O. 1990, c. P.13 outlines the powers of the Committee of Adjustment to grant a minor variance and the criteria pertaining thereto:

The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Sched. 21, s. 10 (11).

Subsection 45(1.0.1) further elaborates on the criteria for a minor variance, which states:

The committee of adjustment shall authorize a minor variance under subsection (1) only if, in addition to satisfying the requirements of that subsection, the minor variance conforms with,

- a) the prescribed criteria, if any; and*
- b) The criteria established by the local municipality by by-law, if any. 2015, c. 26, s. 29 (1);*

The following is our analyses of Subsections 45(1) and 45(1.0.1) of the *Planning Act* under the following headings: “Prescribed Criteria”, “General Intent and Purpose of the Official Plan”, “General Intent and Purpose of the Zoning By-law” and “Desirability for Appropriate Development of the Land”, which are commonly known as the “Four Tests of a Minor Variance”.

PRESCRIBED CRITERIA

Our analysis of the County of Peterborough Official Plan and *Township of Douro Zoning By-law No. 2000-21* indicates no local prescribed criteria for Minor Variance applications. In the absence of local prescribed criteria, the subject Application for a Minor Variance is submitted in accordance with *Ontario Regulation (O. Reg.) 200/96*, which sets out the information and material to be provided in an application under Section 45 of the *Planning Act*.

SCHEDULE

INFORMATION AND MATERIAL TO BE PROVIDED IN AN APPLICATION UNDER SECTION 45 OF THE ACT

- 1. The name, address and telephone number of the owner of the subject land and of the agent if the applicant is an agent authorized by the owner.*
- 2. The current designation of the subject land in any applicable official plan.*
- 3. The current zoning of the subject land.*
- 4. The nature and extent of the relief from the zoning by-law.*
- 5. The reason why the proposed use cannot comply with the provisions of the zoning by-law.*
- 6. The description of the subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number.*
- 7. The frontage, depth and area of the subject land.*
- 8. Whether access to the subject land is by a provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water.*
- 9. If access to the subject land is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.*
- 10. The existing uses of the subject land.*
- 11. Whether there are any buildings or structures on the subject land.*
- 12. If the answer to item 11 is yes, for each building or structure the type of building or structure, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.*

13. *The proposed uses of the subject land.*
14. *Whether any buildings or structures are proposed to be built on the subject land.*
15. *If the answer to item 14 is yes, for each building or structure the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.*
16. *The date the subject land was acquired by the current owner.*
17. *The date the existing buildings or structures on the subject land were constructed.*
18. *The length of time that the existing uses of the subject land have continued.*
19. *Whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.*
20. *Whether sewage disposal is provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.*
21. *Whether storm drainage is provided by sewers, ditches, swales or other means.*
22. *If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent.*
23. *If the answer to item 22 is yes, and if known, the file number of the application and the status of the application.*
24. *If known, whether the subject land has ever been the subject of an application under section 45 of the Act.*
25. *A sketch showing the following:*
 - i. *The boundaries and dimensions of the subject land.*
 - ii. *The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.*
 - iii. *The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.*

- iv. The current uses on land that is adjacent to the subject land.*
 - v. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.*
 - vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.*
 - vii. the location and nature of any easement affecting the subject land.*
- 26. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is true.*

All of the required information and materials are provided in the Application for Minor Variance, Site Plan, Property Index Map, Parcel Register and reference Plan 45R-12418, and this Minor Variance Rationale.

On this basis, it is our professional planning opinion that the subject Minor Variance conforms with prescribed *Planning Act* criteria for minor variances.

GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN

The Subject Land is designated “Rural Industrial – Site-Specific Special Policy Area” of the County of Peterborough Official Plan, approved in November, 1994. The requested Minor Variance will permit a proposed 2,288.1-square metre expansion of the existing manufacturing facility that produces wood building truss and floor components, which is permitted within the Rural Industrial – Site-Specific Special Policy Area of the site. It is understood the existing manufacturing facility and its proposed expansion are, and will continue to be, considered a “dry” industrial use.

The proposed expansion considers Subsection 6.2.12.3 d) and is located further away from sensitive residential uses than the existing facility and will use an approved / permitted site access that has existed for nearly 20 years, which will minimize potential conflicts with surrounding land uses.

In accordance with Subsections 6.2.12.3 g) and h) of the County of Peterborough Official Plan, sufficient off-street parking and loading facilities shall be provided to accommodate employees, visitors and customers, and to minimize traffic congestion. The site currently operates, and will continue to operate on a single-shift basis. The proposed parking area will continue to provide designated “Type A” and

two “Type B” accessible parking spaces in accordance with Section 80.36 of *O. Reg. 191/11: Integrated Accessibility Standards* under the *Accessibility for Ontarians with Disabilities Act*. The site will continue to use the single access driveway that has been approved and permitted for nearly 20 years.

In accordance with Subsection 6.2.12.3 i) and j) of the County of Peterborough Official Plan, adequate land area shall be preserved for buffer strips between Rural Industrial and outdoor storage areas and any adjacent residential, commercial and open space areas. There is no change proposed to the existing planting strips that have generally been established in accordance with the approved 2005 Site Plan as a result of the subject Minor Variance.

With respect to Subsection 6.2.12.3 k) of the County of Peterborough Official Plan, “all Rural Industrial development shall be adequately regulated by suitable provisions in the Zoning By-law including adequate setbacks from property lines, appropriate off-street parking and loading requirements, landscaped area or buffering requirements in certain cases, prohibition of nuisances, and control over outside storage.” The current S.D. 137 Zone on the subject lands contains provisions for property line setbacks, buffering and outside storage requirements. The Zoning By-law contains general provisions for off-street parking and loading requirements. As part of the subject Minor Variance, some site-specific parking regulations are requested to recognize minor adjustments based on as-built conditions and that the manufacturing facility operates on a single-shift basis. The subject Minor Variance also requests some minor adjustments to some general Zoning By-law planting strip buffer provisions to recognize contents and interruption for driveway that were not addressed by the approved 2005 Site Plan, but that were deemed to comply with the Zoning By-law at that time. This said, it is our professional planning opinion that there are, and will be, suitable provisions to adequately regulate the existing and proposed development within the S.D. 137 Zone as a result of the subject Minor Variance.

With respect to Subsection 6.2.12.3 p), the subject property consists of a Site Plan Agreement registered on title and previously completed a comprehensive planning approval process, where suitability of access, compatibility, impact on surrounding septic systems, groundwater and natural habitat were addressed at that time. If the subject Minor Variance request is approved, a formal amendment will subsequently be required to the Site Plan Agreement. It is our professional planning opinion that

that amended Site Plan will continue to address the above-noted matters of Site Plan Control.

On such bases, it is our professional planning opinion that the subject Minor Variance maintains the general intent and purpose of the Official Plan.

GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW

The subject Minor Variance will permit the expansion of the existing manufacturing facility that produces wood building truss and floor components, which is a Permitted Use in the current Special District 137 (S.D. 137) Zone on the subject lands, along with accessory retail outlet, wholesale outlet, office and open storage.

The requested relief from **Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structures** from 2,000 square metres to 4,270 square metres and **Minimum Yard Requirement – Northerly** from 115 metres to 45 metres is to accommodate the footprint of the proposed manufacturing facility expansion. The proposed expansion will result in a Maximum Lot Coverage of all principal and accessory buildings and structures of 12.4 %, less than half of the Restricted Industrial (M1) Zone requirement, the most comparable zone that permit similar uses. The total ground floor area of the principal and accessory buildings and structures will continue to be regulated. With respect to the requested Northerly Minimum Yard Requirement, there is no change proposed to the 9-metre wide planting strip established during the site's original development and that there are no sensitive land uses to necessitate a setback greater than 9 metres for interior side yard. Existing uses to the north are Restricted Industrial and a driveway to a Rural use. For clarity, the northerly yard is defined as an interior side yard in accordance with the Zoning By-law, of which the M1 Zone prescribes a 9-metre building setback. This said, it is our professional planning opinion that the requested Northerly Minimum Yard Requirement will continue to meet the general intent and purpose of the Zoning By-law. Additional development control through Site Plan Control will remain in effect as a result of the subject Minor Variance to continue to enforce such matters as planting strip treatment. The requested relief from **Minimum Yard Requirement – Westerly** from 70 metres to 69 metres considers a 0.6-metre deficiency from the Zoning By-law requirement inadvertently created during construction of the existing manufacturing facility and is not a result of the proposed expansion, which is located 91 metres to the nearest Residential Zone. Similar to the request for the northerly yard setback, there is no change proposed to the

19.5-metre-wide westerly planting strip established during the site's original development. On these bases, it is our professional opinion that the requested relief to **Minimum Yard Requirements** is appropriate.

With respect to the requested removal of the requirement that **accessory structures** be attached to the principal use building, there is no general provision in the Zoning By-law for such a performance standard, nor is there any general provision for their 30-metre separation from lot lines. The most comparable performance standard is to require **accessory structures** be located a minimum 15 metres from a public or private road. The Zoning By-law otherwise allows for **accessory buildings and structures**, such as garages, to be as close as 1.5 metres to rear and side lot lines. It also allows for detached garages. The built form of the existing on-site **accessory building** in question appears as a 2-bay garage as seen in the provided site photos, and functions as a garage to secure garbage prior to collection and for general storage. The 2005-approved Site Plan illustrates an open-air fenced garbage enclosure, which was originally built as approved. Over time, the owner encountered animal mischief from the open-air garbage enclosure and constructed an **accessory building** to secure garbage prior to collection and for added general storage. A minor increase to the **maximum height of accessory buildings** is also requested from 4.5 metres to 5 metres to accommodate the as-built height from grade at the front of the building or structure and the average height between the eaves and ridge. The existing accessory garbage building is setback 6 metres from the nearest property line, being the east, which exceeds the accessory building requirement by 4 times. There are no sensitive uses within a reasonable distance to the accessory garbage building, which is generally Rural. On these bases, the requested removal of the requirement for an attached location of **accessory** structures in our professional planning opinion will bring the S.D. 137 Zone into better conformity with the general intent and purpose of the Zoning By-law and is appropriate.

The requested relief from **Parking Area Requirements** for “**Industrial Establishment**” from 1 parking space per 36 square metres of manufacturing floor area to 1 parking space per 72 square metres considers a total of 59 vehicular parking spaces are to be provided for the single-shift operation of the Peterborough Truss and Floor facility. It is understood that the current Industrial Establishment parking requirement is intended for multi-shift operations, which requires double the amount of parking to accommodate overlapping shift changes. In addition, the proposed manufacturing facility expansion will require a negligible increase in the

number of employees due to the level of automation afforded by the new Manufacturing equipment intended to be used. The one Type A and two Type B accessible spaces provided represent 5 % of the total number of parking spaces, which exceeds the requirement under Section 80.36 of *O. Reg. 191/11: Integrated Accessibility Standards* under the *Accessibility for Ontarians with Disabilities Act*. As the Official Plan requires sufficient off-street parking to accommodate employees, visitors and customers, that the Peterborough Truss and Wall facility operates on a single-shift basis, that off-street parking will be provided and that the Zoning By-law implements the Official Plan, the requested parking requirement is considered appropriate to meet the general intent and purpose of the Zoning By-law.

The requested relief for **driveway location from Residential Zone** and **maximum width of combined ingress and egress driveway measured along the street line and access to / from parking spaces / areas** recognizes as-built conditions of the driveway that have existed for nearly 20 years. The general intent and purpose of the **driveway location** general provision is to ensure separation from residential uses and non-residential vehicular traffic. Further, the requested relief of **driveway location from a Residential Zone** from 9 metres to 4 metres appears to be an oversight of the original zoning approval, presumed to be inadvertently omitted. This said, the S.D. 137 Zone requires a minimum 5-metre-wide Southerly Planting Strip, which was implemented by the approved 2005 Site Plan. A 12-metre Southerly Planting Strip is currently provided abutting the developed Residential Zone south of the existing driveway, exceeding the minimum southerly planting strip by nearly 2.5 times, where a 4.4-metre separation exists between abutting Residential Zone north of the driveway (which is vacant, owned by the applicant and forms part of the subject lands) as an existing condition. Because the separation of driveways and Residential Zones has already been deemed appropriate by the previous planning approvals through the current S.D. 137 Zone, that the existing combined ingress and egress driveway measured along the street line was established under permit, that the approved Site Plan is deemed to comply with the Zoning By-law, and that the Residential Zone abutting to the north of the driveway, is vacant, owned by the applicant and forms part of the subject lands, the requested **driveway location** relief is considered appropriate.

With respect to **Planting Strip Contents** and **Interruption for Driveway or Walk**, it is requested to add a storm water management facility as permitted **Planting Strip Contents**. It is also requested to increase **Planting Strip Interruption for Driveway**

or Walk from 3 metres to 4.4 metres. Both Planting Strip Minor Variance requests are to recognize as-built conditions that have existed for nearly 20 years, already deemed appropriate by the previous planning approvals through the current S.D. 137 Zone and that the approved Site Plan is deemed to comply with the Zoning By-law, but that are presumed to have been inadvertently omitted at that time.

On such bases, it is our professional planning opinion that the subject Minor Variance maintains the general intent and purpose of the Zoning By-law.

DESIRABILITY FOR APPROPRIATE DEVELOPMENT OF THE LAND

The requested relief for **Westerly Minimum Yard Requirement, Accessory Structures, Driveway Location, Access to / from Parking Spaces / Areas, Driveway Measured Along the Street Line** and **Planting Strip** provisions are as-built conditions that have existed for nearly 20 years, some of which appear to be general Zoning By-law provisions inadvertently omitted from the original planning approvals, but that have already been deemed appropriate or to comply by virtue of the 2005 Site Plan Agreement. On these bases, and that there will be no additional impact as a result of the subject minor variance, it is considered desirable to address the existing conditions deficiencies through a Minor Variance.

The requested **Maximum Ground Floor Area** provision and corresponding **Northerly Minimum Yard Requirement** represent an expansion of an established business and permitted use that has existed on-site for nearly 20 years. Because the proposed manufacturing facility expansion will not entail a corresponding increase in employees due to the level of automation afforded by the new manufacturing equipment intended to be used, it is considered desirable and appropriate as potential impacts from additional employees can be mitigated such as for parking and servicing requirements. It is important to note that outdoor storage management of the site has already undergone changes, where product will remain on-site for a shorter period of time so as to not require the outdoor storage area that will be used by the proposed expansion. The Northerly Yard reduction will not affect the Northerly Planting Strip, which is considered desirable. Uses to the north are Restricted Industrial and Rural not requiring the same protection as the sensitive Residential uses to the west. The requested 45-metre **Northerly Minimum Yard Requirement** is considered appropriate as it exceeds the Easterly Minimum Yard Requirement of 30 metres, where similar uses abut, and is considered the most desirable of areas for the proposed expansion when compared to expanding to the

east, west or south, where there is either insufficient space, would require relocation of parking and a sewage system or would impact a sensitive Residential area.

Operating on a single-shift basis affords a reduced parking demand half of what would otherwise be required for other multi-shift Industrial Establishments. A reduced parking requirement will allow for a more desirable use of the S.D. 137 Zone area for the proposed expansion and for maximizing site functionality for items such as planting strips, outdoor storage and vehicle circulation.

On such bases, it is our professional planning opinion that the subject Minor Variance is desirable for the appropriate development of the land.

PLANNING OPINION AND CONCLUSION

The subject Application for a Minor Variance requests relief from Zoning By-law Subsections **21.137.2, 3.31.1, 3.31.2 (a), 3.31.3 (a) and (b), 3.32.2 and 3.32.5**, and to recognize the existing detached accessory building. Only the requested **Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structure, Minimum Yard Requirements – Northerly and Industrial Establishment Parking Requirements** are as a result of the proposed manufacturing facility expansion. All other Minor Variance requests are as-built conditions that have existed for nearly 20 years.

All of the prescribed *Planning Act* criteria are provided in the Application for Minor Variance, Site Plan, Property Index Map, Parcel Register and reference Plan 45R-12418, and this Minor Variance Rationale.

The proposed 2,288.1-square metre expansion of the existing manufacturing facility that produces wood building truss and floor components, which is permitted within the Rural Industrial – Site-Specific Special Policy Area of the site. It is understood the existing manufacturing facility and its proposed expansion are, and will continue to be, considered a “dry” industrial use. The proposed expansion will be farther from sensitive Residential uses than the existing manufacturing facility, which will continue to provide sufficient off-street parking and loading facilities to accommodate employees, visitors and customers, and to minimize traffic congestion. Suitable provisions in the Zoning By-law including adequate setbacks from property lines, appropriate off-street parking and loading requirements, landscaped area or buffering requirements will continue to be regulated as a result of the subject Minor

Variance. The Site Plan Agreement registered on title previously completed a comprehensive planning approval process, where suitability of access, compatibility, impact on surround septic system, groundwater and natural habitat were addressed at that time.

The proposed expansion will result in a Maximum Lot Coverage of all principal and accessory buildings and structures of 12.4 %, less than half of the M1 Zone requirement, and the total area of the principal and accessory buildings and structures will continue to be regulated by the Zoning By-law. The requested yard reductions will not affect the established planting strips and will not result in additional impacts to sensitive land uses. The requested removal of the requirement for attached accessory structures in our professional planning opinion will bring the S.D. 137 Zone into better conformity with the general intent and purpose of the Zoning By-law, and there are no sensitive uses within a reasonable distance to the accessory garbage building that will be affected by its height or location in the site's rear yard. As the Official Plan requires sufficient off-street parking to accommodate employees, visitors and customers, that the Peterborough Truss and Wall facility operates on a single-shift basis, that off-street parking will be provided and that the Zoning By-law implements the Official Plan, the requested parking requirement is considered appropriate to meet the general intent and purpose of the Zoning By-law. The separation of driveways and Residential Zones has already been deemed appropriate by the previous planning approvals and 2005 Site Plan, which was deemed to comply with the Zoning By-law at that time. The existing combined ingress and egress driveway measured along the street line was established under permit. The Residential Zone abutting to the north of the driveway, is vacant, owned by the applicant and forms part of the subject lands. Both Planting Strip Minor Variance requests are to recognize as-built conditions that have existed for nearly 20 years, already deemed appropriate by the previous planning approvals through the current S.D. 137 Zone and that the approved Site Plan is deemed to comply with the Zoning By-law, but that are presumed to have been inadvertently omitted at that time.

The requested relief for Westerly Minimum Yard Requirement, Accessory Structures, Driveway Location, Access to / from Parking Spaces / Areas, Driveway Measured Along the Street Line and Planting Strip provisions are as-built conditions that have existed for nearly 20 years, some of which appear to be general Zoning By-law provisions inadvertently omitted from the original planning approvals, but that have already been deemed appropriate or to comply by virtue of the approved 2005

Site Plan. The proposed manufacturing facility expansion will not entail a corresponding increase in employees due to the level of automation afforded by the new manufacturing equipment intended to be used, it is considered desirable and appropriate as potential impacts from additional employees can be mitigated such as for parking and servicing requirements. The requested 45-metre Northerly Minimum Yard Requirement is considered appropriate as it exceeds the Easterly Minimum Yard Requirement of 30 metres, where similar uses abut, and is considered the most desirable of areas for the proposed expansion when compared to expanding to the east, west or south, where there is either insufficient space, would require relocation of parking and a sewage system or would impact a sensitive Residential area. A reduced parking requirement will allow for a more desirable use of the S.D. 137 Zone area for the proposed expansion and for maximizing site functionality for items such as planting strips, outdoor storage and vehicle circulation.

On such bases, it is our professional planning opinion that the subject Minor Variance conforms with the prescribed criteria of *O. Reg. 200/96* for minor variances, maintains the general intent and purpose of the County of Peterborough Official Plan and *Township of Douro Zoning By-Law No. 2000-21* and is desirable for the appropriate development of the Subject Land.

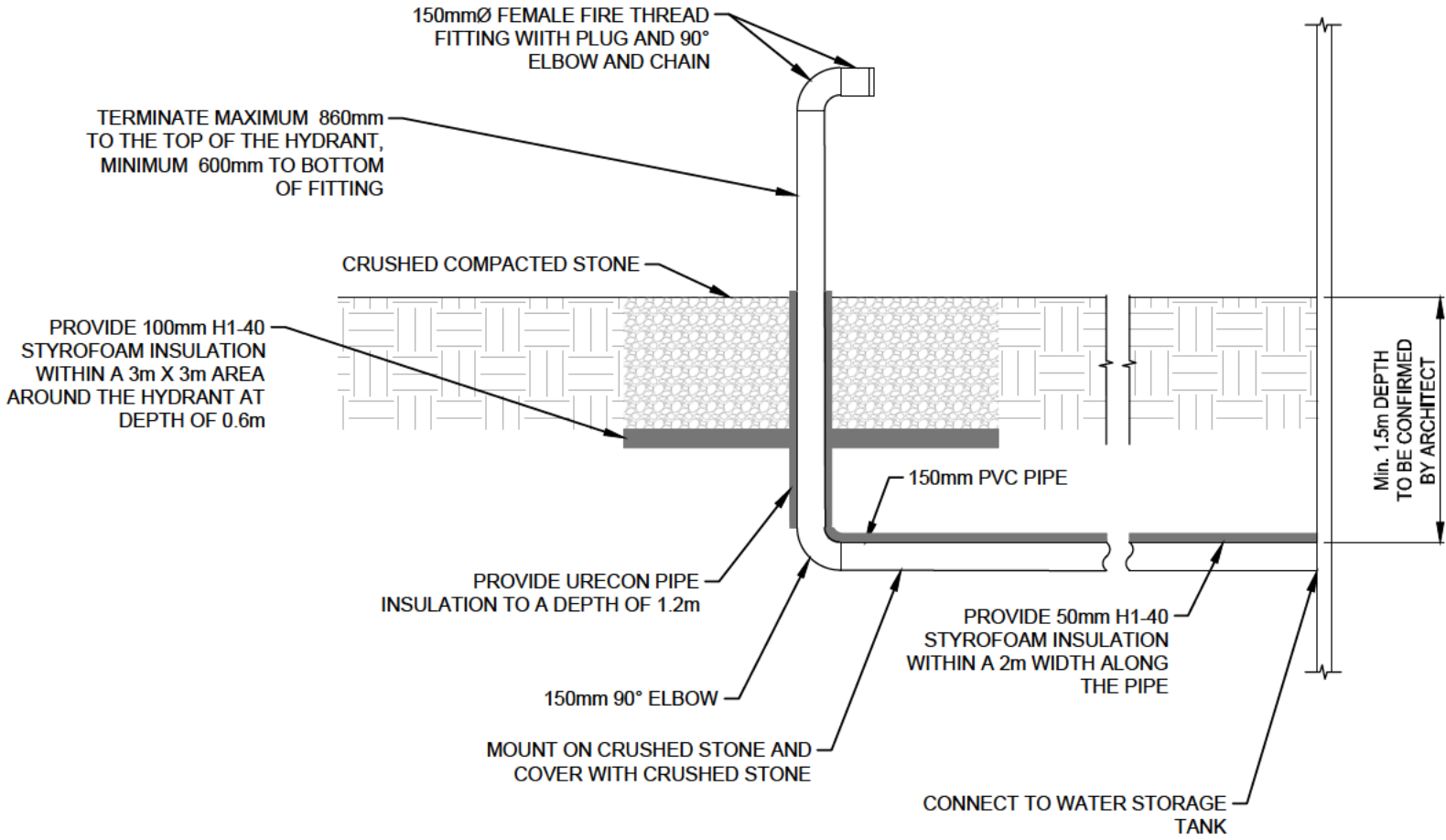
If you have any questions about this information, please do not hesitate to contact us.

Yours truly,



Shawn Legere, MCIP, RPP
Vice President / Senior Planner
RFA Planning Consultant Inc.



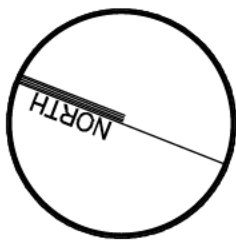


- NOTES:
1. MINIMUM 150mm PIPE, SCHEDULE 40 TO BE USED THROUGHOUT, NON-METAL ABOVE GRADE
 2. TERMINATE MAXIMUM 860mm TO THE TOP OF THE HYDRANT, MINIMUM 600mm TO BOTTOM OF FITTING (SEE NOTE 3 BELOW)
 3. TERMINATE WITH A 150mm FEMALE FIRE THREAD FITTING WITH PLUG
 4. TERMINATE DRY HYDRANT PERPENDICULAR TO THE ACCESS ROAD

1

DRY HYDRANT DETAIL

SCALE: N.T.S.



SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY ARL SANDY WINKELING
DATED MAY 26, 2024

BENCHMARK
OUT CROSS ON TOP OF CONCRETE CURB, NORTH EASTERLY CORNER
OF CURB ON EAST SIDE OF STORM WATER MANAGEMENT FACILITY

ELEV: 222.28m

NOTES:

2.	ISSUED FOR SPA	BR	2025-01-03
1.	NOT ISSUED IN THIS REVISION	DJ	2024-07-04
No.	REVISION	BY	DATE



2809 TELEVISION ROAD

PTF HOLDINGS

DETAILS

TOWNSHIP OF DOUR-DUMMER	
DRAWN BY: B. RAI	STAMP:
DESIGNED BY: B. RAI	
APPROVED BY: L. PARSONS	
DATE: 2024-12-12	

SCALE: NTS		
PROJECT NUMBER: 21085	SHEET NAME: DT	SHEET: 2 of 2

January 3, 2025

1972890 Ontario Inc. OA PTF Holdings
[REDACTED]
2809 Television Road
Peterborough, ON K9J 6Y8

Attention: Brent Perry, President

**Re: Stormwater Management Review Letter
Peterborough Truss Expansion – 2809 Television Road
Engage File No. 21085**

Dear Brent,

We have completed a review of the existing drainage conditions and stormwater management requirements associated with the proposed building addition at the 2809 Television Road property. The proposed building addition has a floor area of 2,289 m² and is proposed on an area of existing gravel. The existing gravel surface is very compact, and little infiltration is expected to pass through the gravel surface layer. Drainage from the gravel area is directed to an existing stormwater management facility along the western site boundary. Based on the grading plan prepared for the development, drainage from the proposed building addition will continue to be directed to the existing stormwater management facility. The proposed building addition is not anticipated to alter the existing drainage conditions on the site and is not anticipated to impact downstream receivers or external property owners.

It is understood that an area of fill was placed on the southern area of the site to the southeast of the existing building around 2013 and re-topped with gravel around 2018. This area of fill appears to be around 3,400 m². Trailers had historically been placed in this area but have since been removed. Concrete barriers have been placed along the boundary of this area to ensure equipment is not placed within this area and further alteration within this area does not occur. Based on field reconnaissance and a review of topographic survey information the majority of runoff from this area appears to be directed towards the existing stormwater management facility on the western portion of the site. Runoff from this area is not anticipated to impact downstream receivers or external property owners.

If you have any questions, please reach out.

Sincerely,



Luke Parsons, P.Eng.
Project Manager



Technical Memo

Fire Flow – 2809 Television Rd

Date: December 16, 2024

To: Brent Perry, President, PTF Holdings

From: Luke Parsons, P.Eng., Engage Engineering

Subject: Fire Flow for Peterborough Truss Building Addition
2809 Television Road, Township of Douro Dummer
Engage File No. 21085

Introduction

Engage Engineering has been retained by PTF Holdings to support a Site Plan Application for the proposed addition to the existing Peterborough Truss Building located at 2809 Television Road within the Township of Douro Dummer. The purpose of this memo is to provide an assessment of the fire flow requirements for the site.

Fire Protection

The existing industrial building on the site was constructed in the mid-2000's. Fire flow calculations for the existing building are noted on the existing building design drawings prepared by K. W. Mullen, dated April 2003. An excerpt page from these building design drawings noting the fire flow calculation is attached to this memo. The calculations note a fire flow storage requirement of 343,457 L (343 m³) or 75,570 gallons (imperial gallons). A fire storage tank (cistern) was placed under the office area of the existing building, in the southwest corner of the existing building. A dry hydrant standpipe is location on the western wall of the existing building, as illustrated on the proposed Grading and Servicing Plan (attached to this memo). The existing cistern and suction pipe details are also attached to this memo. According to the Owner, the existing tank has a volume of 75,000 gallons.

Additional fire storage will be required for the proposed building addition to ensure an adequate volume of water is available for fire suppression. The proposed building addition will be attached to the existing building, and there is no fire separation between the proposed building area and the existing building area. The storage tank volume is supported by fire flow calculations; the calculations are based on the 'Building Code Compendium' manual prepared by Ministry of Municipal Affairs and Housing Building and Development Branch (OBC) dated 2012.

According to the architectural drawings (attached to this memo) the building addition is classified as non-combustible construction with no-sprinklers and no exposure on all sides. According to the building drawings, the proposed addition is classified as F2. A fire flow demand was determined as shown in the calculations attached to this memo. The total fire flow volume for the building addition was determined based on the Buildings Requiring On-Site Water Supply formula in the OBC manual.

The on-site water supply formula (1) utilizes the following in the OBC manual:

$$Q = K * V * S_{tot}$$

$$Q = 17 * 19,983m^3 * 1.0$$

$$Q = 340,000L$$

Where:

- K = Water Supply Coefficient (Table 1)
- V = Building Volume in m³
- S_{tot} = Spatial Coefficient values (Figure 1)

*Detailed calculations are attached to this memo.

According to Table 2: Minimum Water Supply Flow Rates (attached), the minimum flow rate required is 9,000 L/min. The 340,000L required volume is for the proposed building addition only, and is in addition to the existing storage volume on site. The total storage volume required for the existing and proposed building areas is approximately 683,500 L or 683.5 m³.

Storage Tank and Dry Hydrant

The Owner has decided to install a tank with a volume of at least 683.5 m³ beneath the proposed building, which will have enough fire storage for the entire existing and proposed building. The existing 340 m³ fire storage tank and stand pipe will remain under the existing building, and will not be connected to the proposed tank.

The proposed storage tank will be placed under the north area of the proposed building addition. The tank will be designed by the building designer, Bel-Con, and will be illustrated on the building permit drawings.

In discussion with the Township of Douro Dummer Fire Chief, the Township would prefer a dry hydrant located away from the building, outside of the potential collapse zone associated with the building. A dry hydrant has been proposed to the northwest of the proposed building, and will be connected to the fire storage tank with a pipe near the northwest area of the building. Insulation is proposed around the dry hydrant in an effort to eliminate any freezing that may occur within the dry hydrant or pipe. The exact tank design has not been completed, but it is expected that the water elevation within the tank and dry hydrant pipe will be approximately 0.6m below the ground elevation at the location of the proposed dry hydrant. A standpipe has also been proposed on the building addition, near the northwest corner of the proposed addition. The proposed dry hydrant, pipe and insulation details are illustrated on the proposed Grading and Servicing Plan.

Conclusion

In conclusion, a storage tank with a volume of at least 683.5 m³ will be constructed beneath the proposed building addition, and will be connected to a dry hydrant to the northwest of the proposed building addition. Supporting calculations that reference the OBC manual are included in this memo.

Attachments:

OBC Fire Flow Sheets

OBC Fire Flow Calculation prepared by Engage Engineering dated November 26, 2024

Peterborough Truss & Floor Limited – Original Building Design Drawings, Fire Flow Calculation Sheet and Fire Storage Tank Design, prepared by K. W. Mullen dated April 2003

Proposed Grading and Servicing Plan prepared by Engage Engineering dated January 3, 2025

Building Design Drawings prepared by Bel-Con dated September 13, 2024

Group B, Division 2

Facilities for people with developmental disabilities
Homes for the aged
Hospitals
Infirmaries
Long term care
Nursing homes
Psychiatric hospitals without detention quarters
Reformatories without detention quarters
Sanatoria without detention quarters

Group B, Division 3 (See also Sentence 3.1.2.5.(1).)

Children's custodial homes
Convalescent homes
Group homes for people with developmental disabilities
Residential care facilities
Sanatoria without detention quarters

Group C

Apartments
Boarding houses
Camps for housing workers
Clubs, residential
Colleges, residential
Convents
Dormitories
Group homes
Halfway houses, drug and alcohol treatment
Hostels
Hotels
Houses
Lodging houses
Monasteries
Motels
Open and semi-secure detention for youth
Recreational camps
Rooming houses
Schools, residential
Shelters for homeless
Shelters for women

Group D

Banks
Barber and hairdressing shops
Beauty parlours
Dental offices
Dry cleaning establishments, self-service, not using flammable or explosive solvents or cleaners
Laundries, self-service
Medical offices
Offices
Police stations without detention quarters
Radio stations
Small tool and appliance rental and service establishments

Group E

Department stores
Exhibition halls
Markets
Restaurants with an occupant load not more than 30 persons consuming food and drink
Shops
Stores
Supermarkets

Group F, Division 1

Bulk plants for flammable liquids
Bulk storage warehouses for hazardous substances
Cereal mills
Chemical manufacturing or processing plants
Distilleries
Dry cleaning plants using flammable or explosive solvents or cleaners
Feed mills
Flour mills
Grain elevators
Lacquer factories
Paint, varnish and pyroxylin product factories
Rubber processing plants
Spray painting operations

Group F, Division 2

Aircraft hangars
Cold storage plants
Dry cleaning establishments not using flammable or explosive solvents or cleaners
Electrical substations
Freight depots
Helicopter landing areas on roofs
Laboratories
Laundries, except self-service
Planing mills
Printing plants
Repair garages
Self-service storage buildings
Service stations
Storage rooms
Television studios not admitting a viewing audience
Tire storage
Warehouses
Woodworking factories

Group F, Division 3

Creameries
Laboratories
Power plants
Storage garages, including open air parking garages
Storage rooms
Warehouses

Table 1					
Water Supply Coefficient - K					
Type of Construction	Classification by Group or Division in Accordance with Table 3.1.2.1. of the Building Code				
	A-2 B-1 B-2 B-3 C D	A-4 F-3	A-1 A-3	E F-2	F-1
Building is of noncombustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns and arches.	10	12	14	17	23
Building is of noncombustible construction or of heavy timber construction conforming to Article 3.1.4.6. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	16	19	22	27	37
Building is of combustible construction with fire separations and fire-resistance ratings provided in accordance with Subsection 3.2.2., including loadbearing walls, columns and arches. Noncombustible construction may be used in lieu of fire-resistance rating where permitted in Subsection 3.2.2.	18	22	25	31	41
Building is of combustible construction. Floor assemblies are fire separations but with no fire-resistance rating. Roof assemblies, mezzanines, loadbearing walls, columns and arches do not have a fire-resistance rating.	23	28	32	39	53
Column 1	2	3	4	5	6

Table 2	
Part 3 Buildings under the Building Code	Required Minimum Water Supply Flow Rate, L/min
One-storey building with building area not exceeding 600 m ²	1 800
All other buildings	2 700 (if $Q \leq 108\,000\text{ L}^{(1)}$) 3 600 (if $Q > 108\,000\text{ L}$ and $\leq 135\,000\text{ L}^{(1)}$) 4 500 (if $Q > 135\,000\text{ L}$ and $\leq 162\,000\text{ L}^{(1)}$) 5 400 (if $Q > 162\,000\text{ L}$ and $\leq 190\,000\text{ L}^{(1)}$) 6 300 (if $Q > 190\,000\text{ L}$ and $\leq 270\,000\text{ L}^{(1)}$) 9 000 (if $Q > 270\,000\text{ L}^{(1)}$)

Notes to Table 2:(1) $Q = KVS_{ut}$ as referenced in Paragraph 3(a)

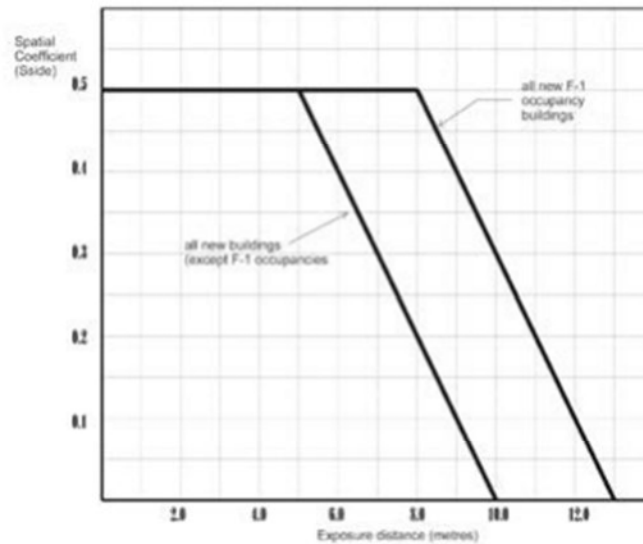


Figure 1
Spatial Coefficient vs Exposure Distance

Further clarification of intent and sample problems and solutions are contained in the "Fire Protection Water Supply Guideline for Part 3 in the Ontario Building Code". This guideline may be obtained through the Office of the Fire Marshal's web site at: "www.ofm.gov.on.ca"

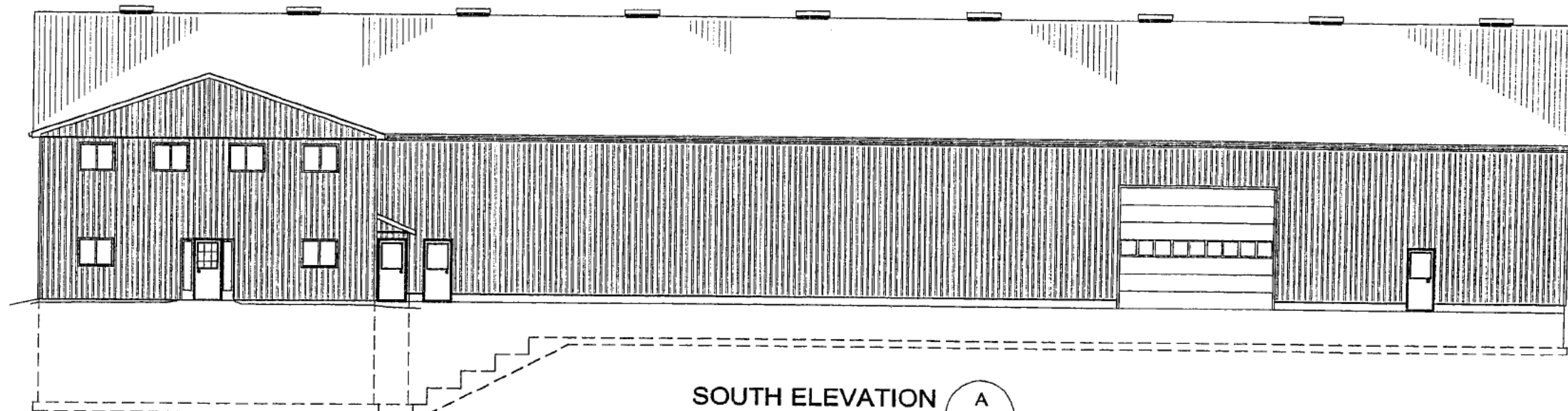
Preliminary Fire Flow Calculations

Peterborough Truss Addition - OBC Calculations

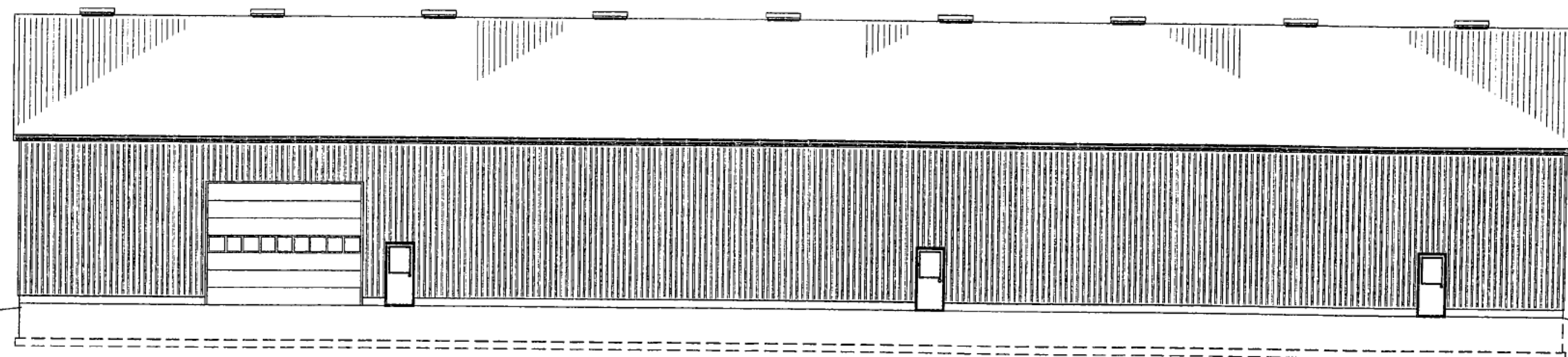


Project Name: 2809 Television Road	Designed By: LP
Project No: 21085	Date: 2024-11-27

Criteria																												
Ontario Building Code Section A3.2.5.7.																												
Q = KVS_{Tot}																												
Q = minimum supply of water in litres (L) K = water supply coefficient from Table 1 V = total building volume in cubic metres S _{tot} = total of spatial coefficient values from property line exposures on all sides																												
Calculations																												
S_{Tot} $S_{tot} = 1.0 + [(S_{side1}) + (S_{side2}) + (S_{side3}) + \dots]$ $= 1.0 + 0$ $S_{tot} = 1.0$																												
K Occupancy classification F2 Non-combustible construction $K = 17$																												
V <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">V =</td> <td style="text-align: center;">Area (m²)</td> <td style="text-align: center;">x</td> <td style="text-align: center;">Height (m)</td> <td style="text-align: center;">=</td> <td style="text-align: center;">Volume (m³)</td> <td></td> </tr> <tr> <td style="text-align: right;">Building Volume =</td> <td style="text-align: center;">2289.0</td> <td style="text-align: center;">x</td> <td style="text-align: center;">7.3</td> <td style="text-align: center;">=</td> <td style="text-align: center;">16709.7</td> <td style="text-align: right;">m³</td> </tr> <tr> <td style="text-align: right;">Building Truss Volume =</td> <td style="text-align: center;">2289.0</td> <td style="text-align: center;">x</td> <td style="text-align: center;">2.9</td> <td style="text-align: center;">=</td> <td style="text-align: center;">3273.3</td> <td style="text-align: right;">m³</td> </tr> <tr> <td style="text-align: right;">Total Volume =</td> <td style="text-align: center;">19,983</td> <td></td> <td style="text-align: center;">m³</td> <td></td> <td></td> <td></td> </tr> </table> <div style="font-size: small; margin-top: 5px;"> * Truss volume is divided by 2 to represent triangular volume </div>	V =	Area (m ²)	x	Height (m)	=	Volume (m ³)		Building Volume =	2289.0	x	7.3	=	16709.7	m ³	Building Truss Volume =	2289.0	x	2.9	=	3273.3	m ³	Total Volume =	19,983		m ³			
V =	Area (m ²)	x	Height (m)	=	Volume (m ³)																							
Building Volume =	2289.0	x	7.3	=	16709.7	m ³																						
Building Truss Volume =	2289.0	x	2.9	=	3273.3	m ³																						
Total Volume =	19,983		m ³																									
Minimum Water Supply (L) $Q = KVS$ $= 339,710 \quad L$ $Q = 340,000 \quad L$																												
Minimum Flow Rate From Table 2: Minimum Water Supply Flow Rates (L/min) $F = 9,000 \quad L/min$																												
Notes																												




SOUTH ELEVATION (A)
SCALE 1/16"=1'-0" S1



NORTH ELEVATION (B)
SCALE 1/16"=1'-0" S1



tel:705-953-9545 fax:705-953-9651

 AGRO-DESIGN CONSTRUCTION Ltd.				K. W. MULLEN P.Eng. Professional Engineer R. R. # 2, OAKWOOD, ONTARIO KOM 2M0			
PETERBOROUGH TRUSS & FLOOR LIMITED Television Road, Peterborough				PROJECT 108' x 180' INDUSTRIAL BUILDING			
				DRAWING TITLE SIDE ELEVATIONS			
REV. SF 192 DISK 12.1 FILE NO.				DATE	APRIL 2003	SCALE	1/16" = 1'-0"
				DR'N BY	KEN MULLEN	SHEET	1 of 21
				PROJECT 03-42			

108' x 180' x 18' Stud Wall Truss Manufacturing Building Plans
Code Requirements

Building Classification: F2 medium hazard industrial

Building area: 20640 ft²

Code section: 3.2.2.70
Facing 3 streets - maximum area 25, 800 ft² - O.K.

Combustible construction and **not sprinklered**:

Roof assemblies - all ceilings
- 45 minute fire resistance rating
- 5/8" Type "X" gypsum board

Load bearing walls
- 45 minute fire resistance rating
- 1/2" Type "X" gypsum board

Second Floor - office ceiling
- 45 minute fire resistance rating
- 5/8" Type "X" gypsum board
- line support beam with 5/8" Type "X" gypsum board
- steel columns (noncombustible)

Building designed as one unit with office area part of manufacturing unit. No fire walls required.

Second floor of office area (1200 ft²) OBC 3.4.2.1, travel distance less than 82', floor area less than 2150 ft², occupancy load less than 60, - only one exist required.

Occupancy Load:
based on building area = 416 persons
based on use = 30 persons

Washroom facilities based on occupancy load of 30 persons requiring building to be posted as maximum 30 persons.

Provided washroom facilities = 2 water closets per sex adequate up to 48 persons.
Design provides 2 female plus 2 male plus handicap washroom. Extra urinal provided in mens.

ON SITE WATER SUPPLY:

Required volume
Building volume = 11,079 m³
S tot = 1.0
Q = 31 x 11079 x 1.0
= 343,457 litres = 75, 560 gallons = 12109 ft³ required.

Provided = 12163 ft³ in 10'-8" storage depth.

Exits provided around perimeter as indicated on drawings. Maximum travel distance 98'-5".

Emergency lighting over each exit door with minimum 30 minute time rating.

All exit doors steel framed and rated for 45 minute rating with label on door and frame.

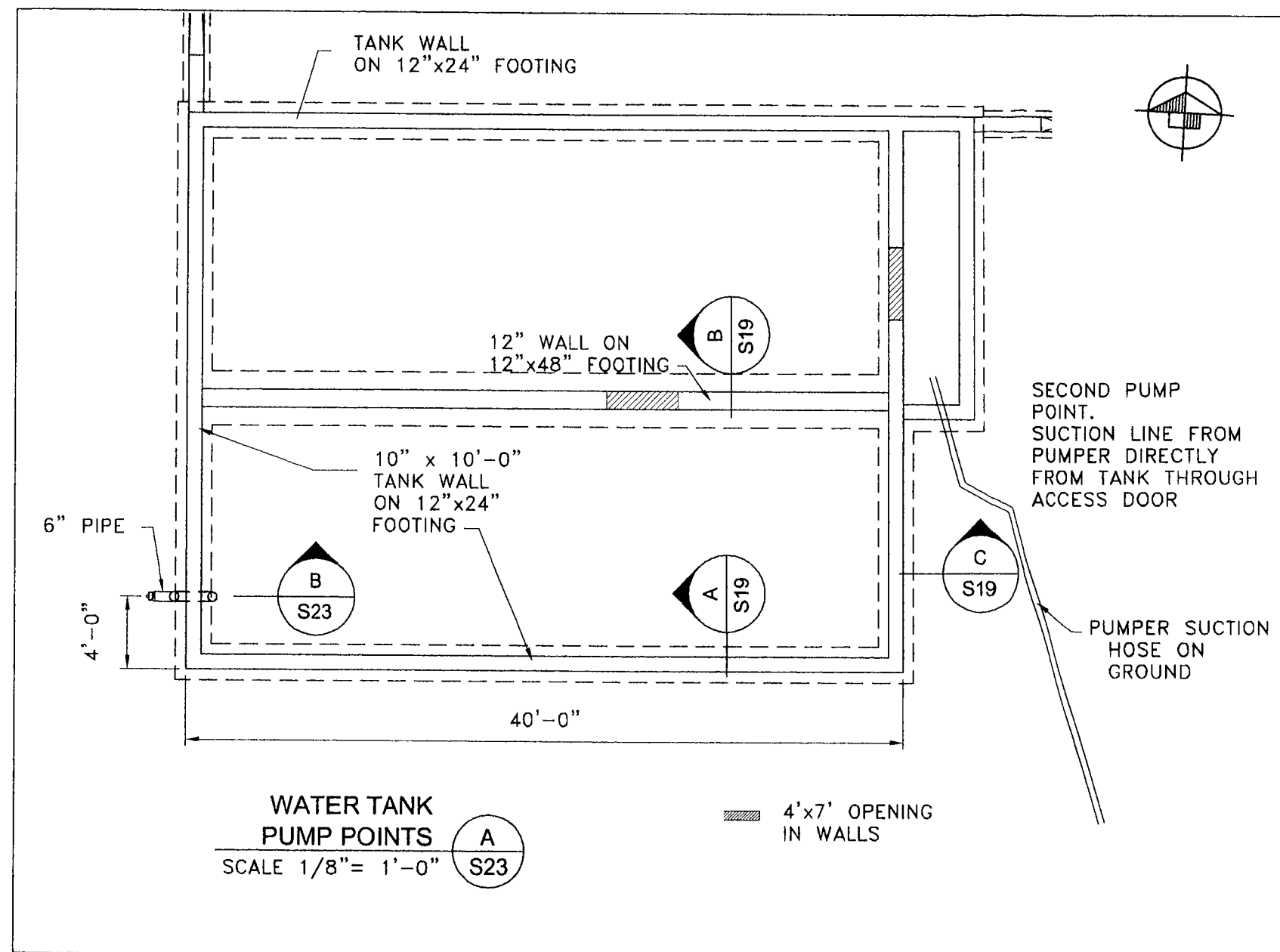
Interconnected smoke detectors at each ceiling level of office section located near stairs.

Fire extinguishers to installed throughout building in accordance with Ontario Fire Code and National Fire Code 1995 requirements.

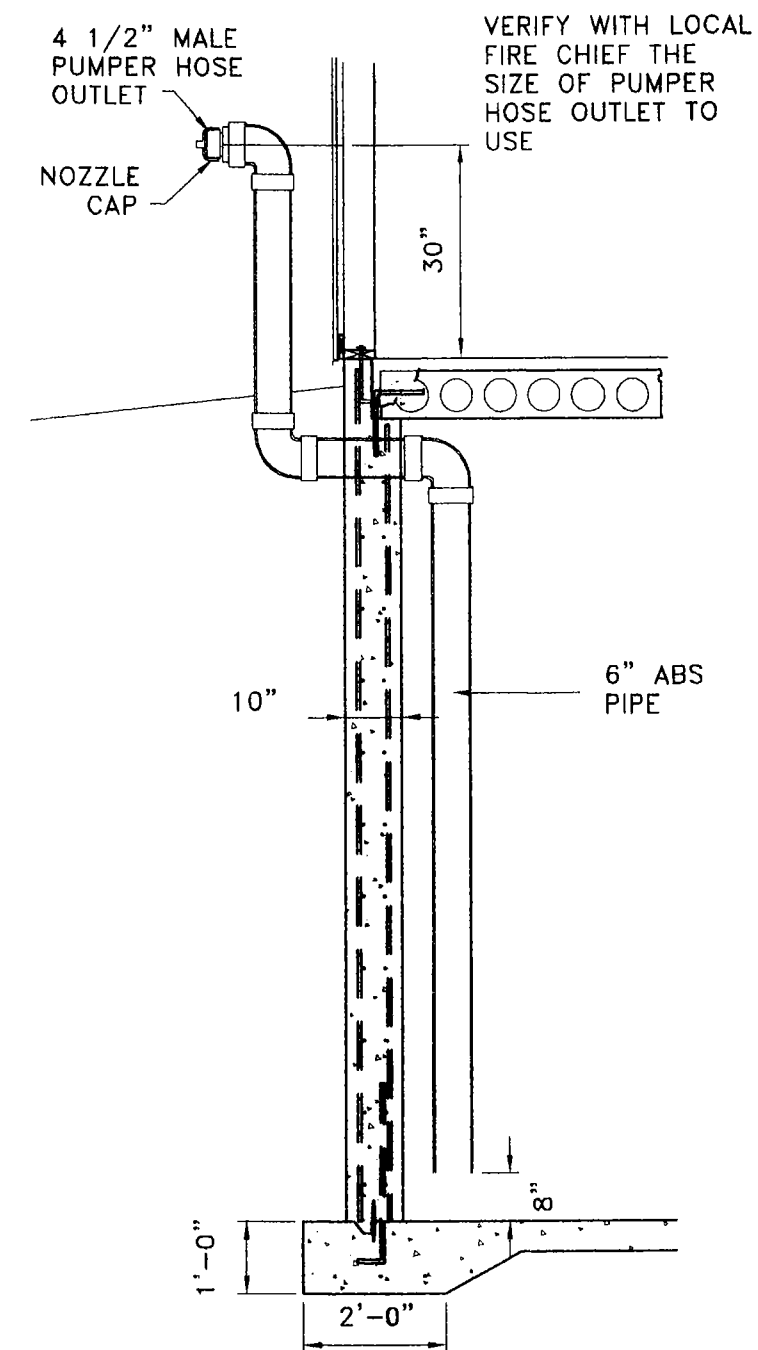
Confined area in attic to be divided with gypsum board into firestop compartments maximum area 3230 ft² and maximum length of fire compartment 65'-7". Shown on S11.



tel:705-953-9545 fax:705-953-9651	
AGRO-DESIGN CONSTRUCTION Ltd.	
PETERBOROUGH TRUSS & FLOOR LIMITED	
Television Road, Peterborough	
K. W. MULLEN P.Eng. Professional Engineer R. R. # 2, OAKWOOD, ONTARIO K0M 2M0	
PROJECT 108' x 180' INDUSTRIAL BUILDING	
DRAWING TITLE CODE REQUIREMENTS	
DATE APRIL 2003	SCALE NTS
DR'N BY KEN MULLEN	SHEET 20 of 27
PROJECT 03-42	



PUMP HOOK UP BY 6" PIPE FROM TANK. CONNECTION SAME AS ON FIRE HYDRANTS FOR PUMP. VERIFY WITH FIRE CHIEF THE 4 1/2" SIZE. ALL JOINTS SEALED TO ALLOW SUCTION.



SUCTION PIPE DETAIL

SCALE 3/8" = 1'-0"

B S23

tel:705-953-9545 fax:705-953-9651

AGRO-DESIGN CONSTRUCTION Ltd.

PETERBOROUGH TRUSS & FLOOR LIMITED

Television Road, Peterborough

K. W. MULLEN P.Eng.
Professional Engineer

R. R. # 2, OAKWOOD, ONTARIO K0M 2M0

PROJECT 108' x 180' INDUSTRIAL BUILDING

DRAWING TITLE WATER SUPPLY CONNECTION

DATE APRIL 2003 SCALE 1/16" = 1'-0" PROJECT 03-42

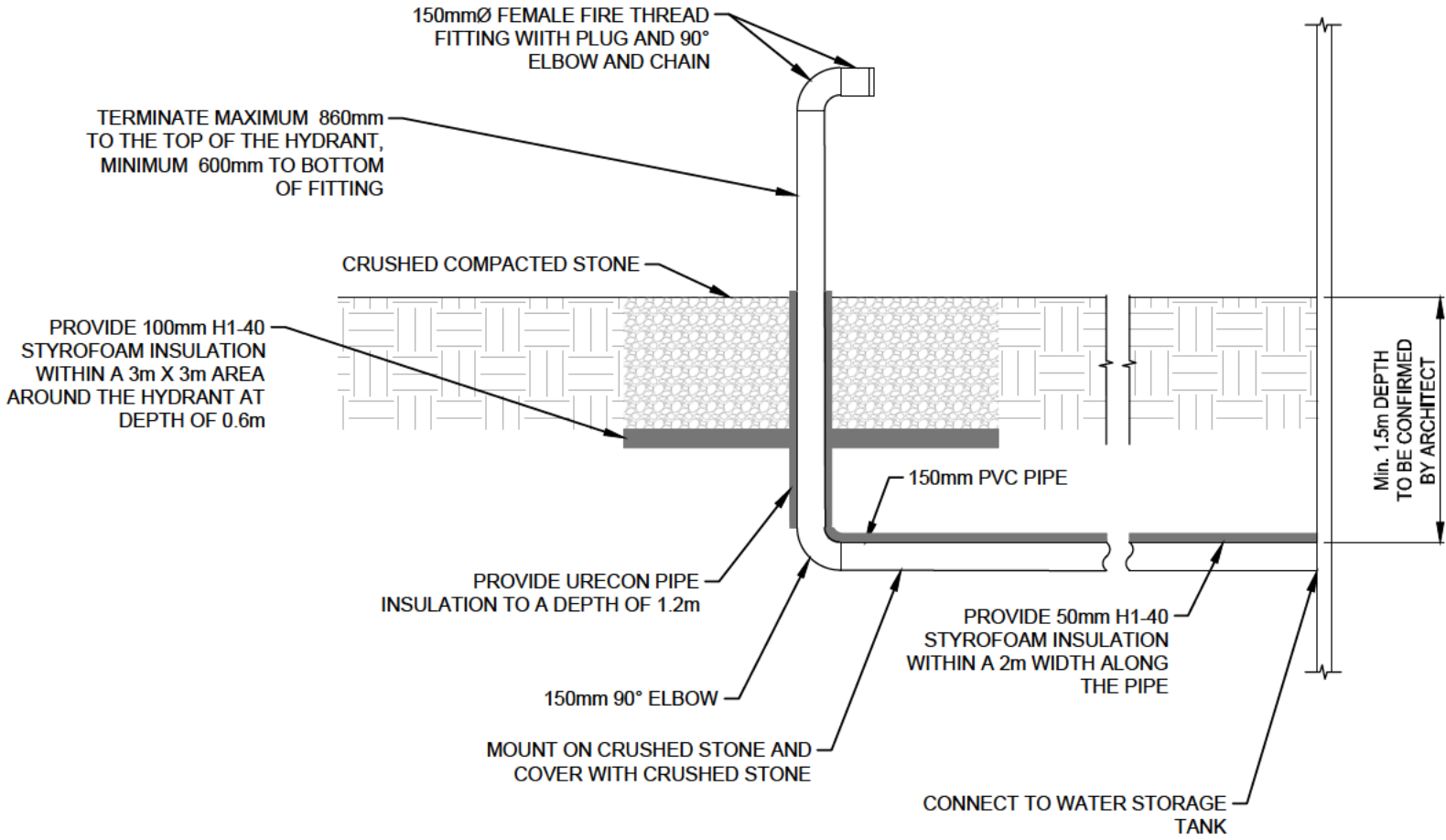
DR'N BY KEN MULLEN SHEET 23 of

DATE REVISION BY

REV. 1 SF 192 DISK 12.1 FILE NO.

BY KWM

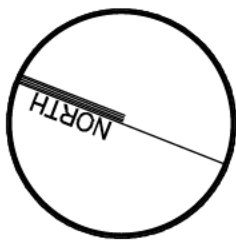
Page 50 of 60



- NOTES:
1. MINIMUM 150mm PIPE, SCHEDULE 40 TO BE USED THROUGHOUT, NON-METAL ABOVE GRADE
 2. TERMINATE MAXIMUM 860mm TO THE TOP OF THE HYDRANT, MINIMUM 600mm TO BOTTOM OF FITTING (SEE NOTE 3 BELOW)
 3. TERMINATE WITH A 150mm FEMALE FIRE THREAD FITTING WITH PLUG
 4. TERMINATE DRY HYDRANT PERPENDICULAR TO THE ACCESS ROAD

1

DRY HYDRANT DETAIL
SCALE: N.T.S.



SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY ARLSANDY WINKELING
DATED MAY 26, 2024

BENCHMARK
OUT CROSS ON TOP OF CONCRETE CURB, NORTH EASTERLY CORNER
OF CURB ON EAST SIDE OF STORM WATER MANAGEMENT FACILITY

ELEV: 222.28m

NOTES:

2.	ISSUED FOR SPA	BR	2025-01-03
1.	NOT ISSUED IN THIS REVISION	DJ	2024-07-04
No.	REVISION	BY	DATE



2809 TELEVISION ROAD

PTF HOLDINGS

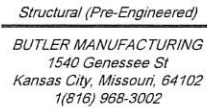
DETAILS

TOWNSHIP OF DOUR-DUMMER

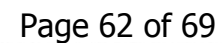
DRAWN BY: B. RAI	
DESIGNED BY: B. RAI	
APPROVED BY: L. PARSONS	
DATE: 2024-12-12	

SCALE: NTS		
PROJECT NUMBER: 21085	SHEET NAME: DT	SHEET: 2 of 2

**2809 TELEVISION ROAD
PETERBOROUGH, ON
PROJECT NO. 2411**



ARCHITECTURAL	
A0	TITLE SHEET
A1	PLAN & ELEVATIONS



1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE, THE ONTARIO ELECTRICAL SAFETY CODE, LOCAL BY-LAWS AND ALL AUTHORITIES HAVING JURISDICTION.
2. THE SUBCONTRACTOR SHALL VISIT THE SITE TO BECOME COMPLETELY FAMILIAR WITH THE SITE CONDITIONS AND LIMITATIONS PRIOR TO SUBMITTING A QUOTATION.
3. THE DRAWINGS, NOTES, SCOPE OF WORK AND SPECIFICATIONS ARE COMPLEMENTARY AND TOGETHER FORM THE TOTAL WORK AS REQUIRED UNDER THIS CONTRACT.
4. NO CHANGES OR ALTERATIONS SHALL BE MADE TO THE WORK AS SET OUT IN THESE DRAWINGS, NOTES, SCOPE OF WORK AND SPECIFICATIONS UNLESS SUCH CHANGES ARE CONFIRMED AND APPROVED BY BEL-CON PROJECT MANAGER.
5. THE SUBCONTRACTOR SHALL ARRANGE FOR TIMELY INSPECTIONS OF THE WORK AS REQUIRED BY ALL THEIR WORK PERMITS.
6. WORK (ALL LABOUR & MATERIALS) TO BE WARRANTED FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE HEAD CONTRACT (OR LONGER IF REQUIRED BY PROJECT DOCUMENTS)
7. THE SUBCONTRACTOR IS RESPONSIBLE TO LOOK AFTER ORGANIZING AND STORING THEIR OWN MATERIAL AND EQUIPMENT
8. TIMELY ON-SITE CLEAN-UP & DISPOSAL OF SUBCONTRACTOR WASTE IS THE SOLE RESPONSIBILITY OF THE SUBCONTRACTOR AND IS INCLUDED IN THE SUBCONTRACT. THIS INCLUDES THE REMOVAL OF ALL LABELS, STICKERS AND PACKING ETC... FROM GLASS, TILE, PLUMBING AND ELECTRICAL FIXTURES ETC...
9. THE SUBCONTRACTOR SHALL PROVIDE A COMPLETE CLOSE OUT PACKAGE OF ALL PLUMBING, MECHANICAL AND ELECTRICAL INSTALLATIONS AS WELL AS ANY SPECIALTY ITEMS INCLUDING REGULAR MAINTENANCE PROCEDURES TO BEL-CON PRIOR TO ACCEPTANCE.
10. BEFORE THEIR CONSTRUCTION START THE SUBCONTRACTOR IS RESPONSIBLE TO ENSURE ALL GRID LINES AND ELEVATIONS ARE CORRECT. COMPARE THE ACTUAL ELEVATIONS WITH THOSE SHOWN ON THE DRAWINGS. REPORT ANY DISCREPANCIES AT ONCE TO BEL-CON.
11. THE SUBCONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIALS.
12. THE SUBCONTRACTOR SHALL PROTECT AND MAKE GOOD ALL SURFACES, LANDSCAPING ETC... DISTURBED OR DAMAGED AS A RESULT OF THEIR WORK.
13. THE SUBCONTRACTOR TO PROVIDE ADEQUATE PROTECTION FOR ALL EXPOSED AND UNDERGROUND SERVICES.
14. REFER TO FOREFRONT DRAWINGS FOR GEODETIC ELEVATIONS

Name of Practice:
BEL-CON DESIGN BUILDERS LTD
1-335 UNIVERSITY AVE
BELLEVILLE, ON
613-968-6707

Name of Project:
PETERBOROUGH TRUSS & FLOOR LTD

Location:
2809 TELEVISION ROAD
PETERBOROUGH, ON, K9L 1E9

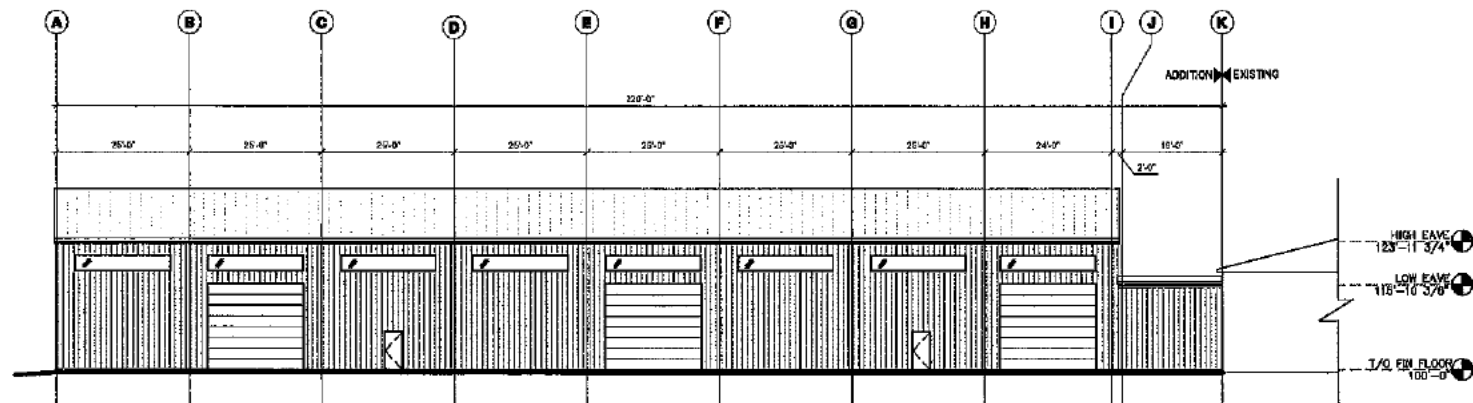
Item	Ontario Building Code JULY 2022 UPDATE					Building Code Reference					
	Data Matrix Parts 3 or 9					References are to Division B unless noted [A] for Division A or [C] for Division C.					
1	Project Description:		<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration		X Part 11 11.1 to 11.4	<input type="checkbox"/> Part 3 1.1.2. [A]	- Part 9 1.1.2. [A] & 9.10.1.3.				
2	Major Occupancy(s) - F2						3.1.2.1.(1)	9.10.2.			
3	Building Area (m²)	Existing - 1806	New - 2289	Total - 4095		1.4.1.2. [A]	1.4.1.2. [A]				
4	Gross Area	Existing - 1806	New - 2289	Total - 4095		1.4.1.2. [A]	1.4.1.2. [A]				
5	Number of Storeys	Above grade - 1 Below grade - 0				1.4.1.2. [A] & 3.2.1.1.	1.4.1.2. [A] & 9.10.4.				
6	Number of Streets/Fire Fighter Access - 3						3.2.2.10. & 3.2.5.	9.10.20.			
7	Building Classification - 3.2.2.70.						3.2.2.20.-.83	9.10.2.			
8	Sprinkler System Proposed		- entire building - selected compartments - selected floor areas - basement - in lieu of roof rating X not required			3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX				
9	Standpipe required		X Yes <input type="checkbox"/> No			3.2.9.	N/A				
10	Fire Alarm required		X Yes X No			3.2.4.	9.10.18.				
11	Water Service/Supply is Adequate		X Yes <input type="checkbox"/> No			3.2.5.7.	N/A				
12	High Building		X Yes X No			3.2.6.	N/A				
13	Construction Restrictions		<input type="checkbox"/> Combustible permitted	<input type="checkbox"/> Non-combustible	X Both	3.2.2.20.-.83	9.10.6.				
	Actual Construction		<input type="checkbox"/> Combustible	X Non-combustible	- Both						
14	Mezzanine(s) Area m² - N/A						3.2.1.1.(3)-(8)	9.10.4.1.			
15	Occupant load based on 1st Floor		<input type="checkbox"/> m²/person Occupancy F2	X design of building Load 19 persons		3.1.17.	9.9.1.3.				
16	Barrier-free Design		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) _____			3.8.	9.5.2.				
17	Hazardous Substances		<input type="checkbox"/> Yes X No			3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)				
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SG-2)		3.2.2.20.-.83 & 3.2.1.4.	9.10.8. 9.10.9.				
		Floors 45 M									
		Roof 0 Hours									
		FRR of Supporting Members		Listed Design No. Or Description (SG-2)							
		Floors 0 Hours									
		Roof 0 Hours									
19	Spatial Separation – Construction of Exterior Walls						3.2.3.	9.10.14.			
	Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb Constr.
	North	303	46	3.3	100	14	0HR				X
	East	478	31	9.2	80	26	1HR				X
	West	478	143	9.2	100	26	0HR				X

THIS DRAWING AND DESIGN IS THE PROPERTY OF BEL-CON
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DESIGN-BUILDERS

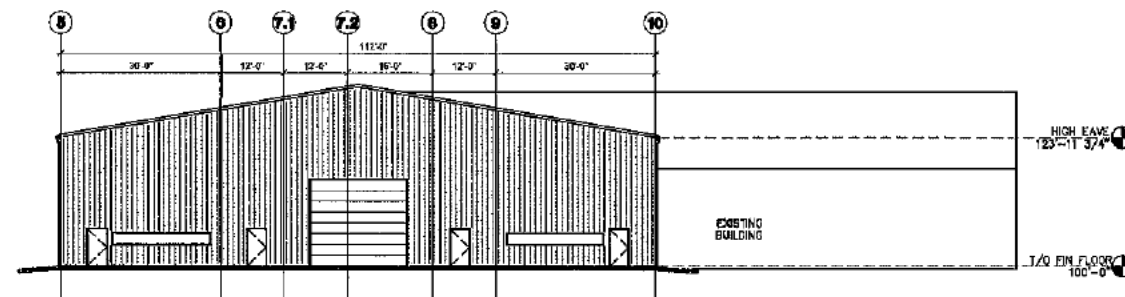
NO.	DATE	REVISIONS	BY
 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <h1 style="margin: 0;">BEL-CON</h1> <h2 style="margin: 0;">DESIGN-BUILDERS LTD</h2> </div>			
TELEPHONE: (813) 988-8707 WWW.BEL-CON.COM		1-335 UNIVERSITY AVE. BELLEVILLE, ONTARIO	
BUILDING ADDITION FOR: PETERBOROUGH TRUSS & FLOOR LTD 2809 TELEVISION ROAD PETERBOROUGH, ON			
<h3 style="margin: 0;">TITLE SHEET</h3>			
DATE:		CONTRACT No.:	
09.13.2024		2411	
CHECKED BY:		DWG. No.:	
DESIGNED BY:		A0	
BDN			
DRAWN BY:			
BDN			
SCALE:			

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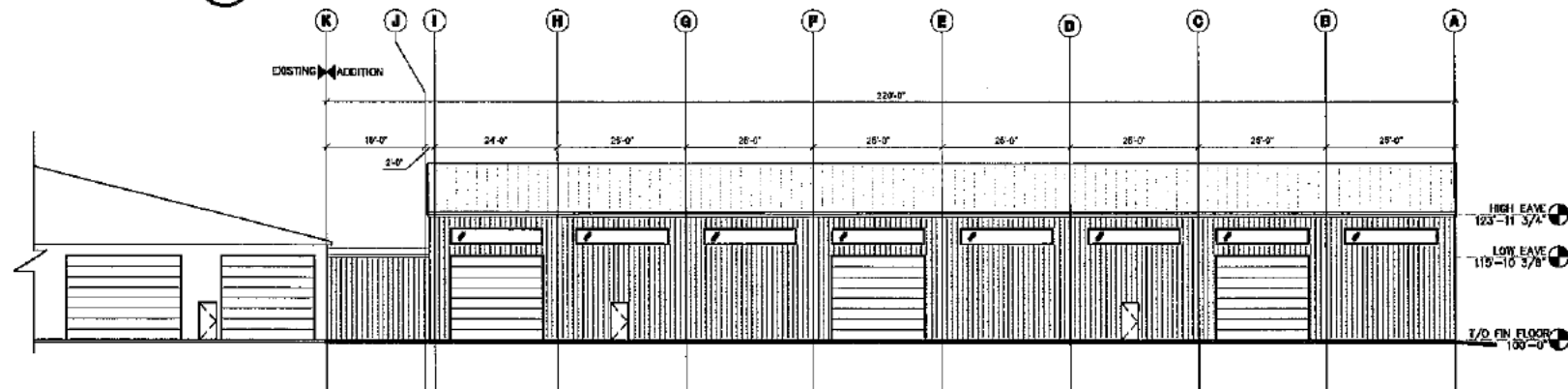
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4 WEST ELEVATION
A1 SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
A1 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
A1 SCALE: 1/16" = 1'-0"


1 FLOOR PLAN
A1 SCALE: 1/16" = 1'-0"

NO.	DATE	REVISION	BY

BEL-CON
DESIGN-BUILDERS LTD
TELEPHONE: (513) 965-5707 1-800 UNIVERSITY AVE.
WWW.BEL-CON.COM BEAVERVILLE, ONTARIO

BUILDING ADDITION FOR:
PETERBOROUGH TRUSS
2609 TELEVISION ROAD
PETERBOROUGH, ON

FLOOR PLAN & ELEVATIONS

	DATE	04.15.2024	PROJECT No.	2411
	DRAWN BY		ENG. No.	A1
	REVIEWED BY	BDN		
	DATE: 07	BDN		
	SCALE:	AS SHOWN		



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-01-25

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, August 1, 2025 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, 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.

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. The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Location of Subject Lands: Part Lot 2, Concession 11
2809 Television Road
Property Roll Number: 1522-010-005-07600

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

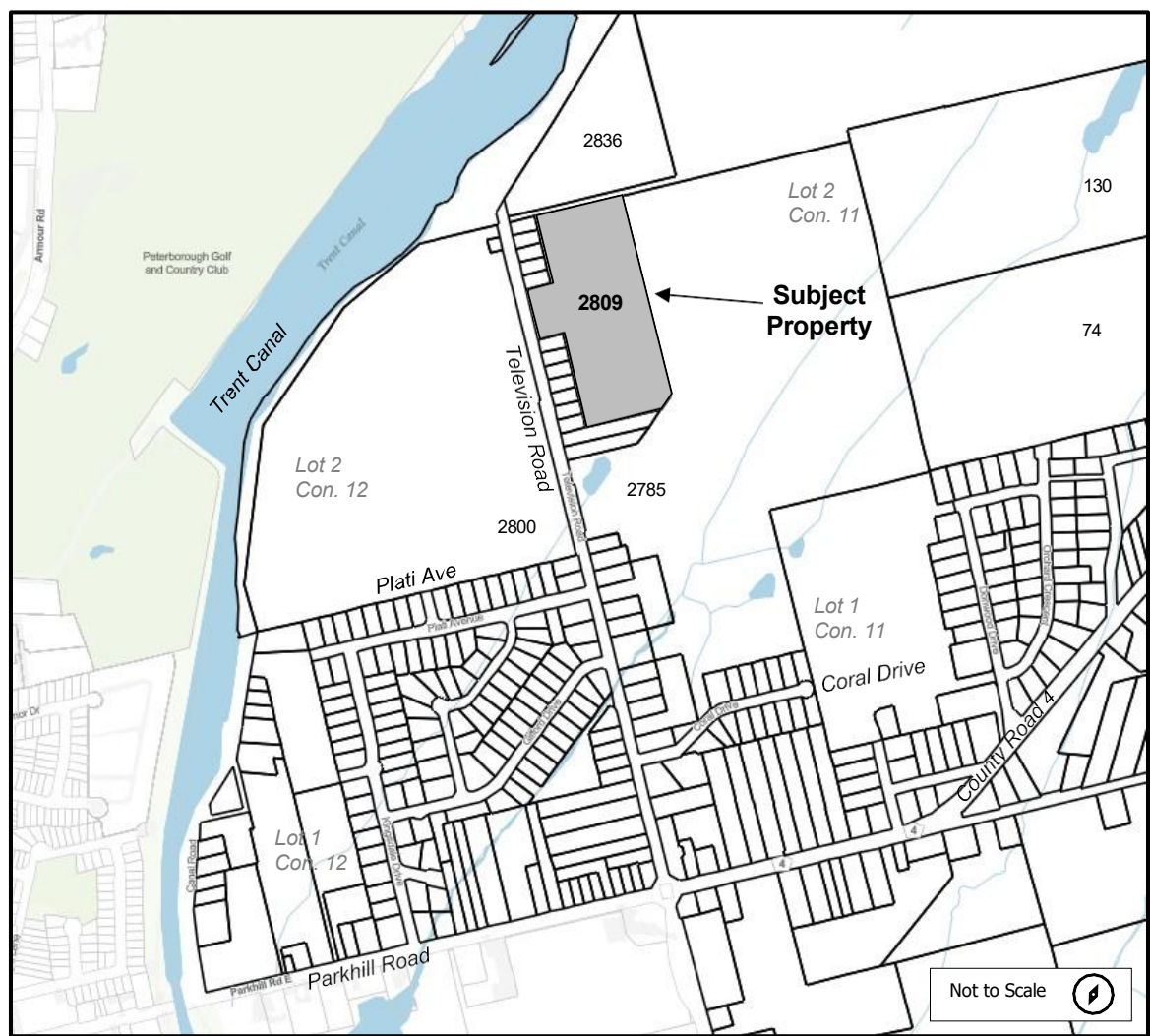
Additional Information relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

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.

Key Map:



Purpose and Effect of the Application:

The applicant is seeking relief from the following sections of the Zoning By-law to recognize the existing deficient setbacks and to permit the expansion of the existing truss manufacturing plant on the subject property:

Section 21.137.2, to permit an increase in the total maximum ground floor area of all principal and accessory buildings and structures;

Section 21.137.2, to acknowledge the legal non-complying minimum westerly front yard setback and the reduction of the northerly side yard setback associated with the proposed expansion;

Section 21.137.2 to remove the requirements regarding accessory structures being attached or touching the principal use building, and having a minimum separation distance of 30.0 metres to any western, southern, or northern lot line(s);

Section. 3.1.4, to recognize the increased height of the existing accessory building;

Section 3.31.1, to permit the reduction of the required number of parking spaces;

Section 3.31.2, to permit a reduction in the driveway boundary to a residential zone;

Section 3.31.3 (A), to permit an increase in the width of driveways and passages along the street line;

Section 3.32.2 Planting Strips, to include the provision that a planting strip shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrub,

or a storm water management facility where an unbroken hedgerow is not achievable. This is acknowledging the existing storm water management facility on the subject property; and

Section 3.32.5, to increase the permissible interruption location within the edge of a driveway and walk.

Detailed information regarding the extent of the variances requested can be found on the submitted application form and site plan, available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

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 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 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 14th day of July, 2025 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Clerk
Secretary/Treasurer, Committee of Adjustment
705-652-8392 Ext. 210
mchaithartwig@dourodummer.ca

Emily Fitzgerald
Planner
705-652-8392 Ext. 226
efitzgerald@dourodummer.ca



June 16th 2025

Emily Fitzgerald, BES (Hons.)
Planner
Township of Douro-Dummer
894 South Street, P.O. Box 92,
Warsaw Ontario, K0L 3A0

Dear Emily Fitzgerald:

RE: A-01-25, 1972890 Ontario Inc o/a PTF Holdings, 2809 Television Road, Township of Douro Dummer, Roll # 1522 010 005 07600; ORCA file: PPLD-2356

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Minor Variance for the above noted property on May 30th 2025.

The purpose of the above noted application is to request relief from various site-specific and general Zoning By-law provisions to allow for the expansion of the existing industrial facility.

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

- Application for a Minor Variance for 2089 Television Road, Prepared by RFA Planning Consultant Inc. c/o Shawn Legere, Dated February 17th 2025.
- Plan of Survey, Prepared by Elliott and Parr (Peterborough) LTD., Dated May 22nd 2002.
- Stormwater Management Review Letter, Prepared by Engage Engineering, Dated January 2, 2025.
- Minor Variance Rationale, Prepared by RFA Planning Consultant Inc., Dated February 27th 2025.
- Grading and Servicing Plan, Prepared by Engage Engineering, Dated January 3rd 2025.

250 Milroy Drive, Peterborough ON K9H 7M9
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otonabeeconservation.com

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- Details, Prepared by Engage Engineering, Dated January 3rd 2025.
- Site Plan, Prepared by Engage Engineering, Dated February 19th 2025.
- Site Plan Notes and Details, Prepared by Engage Engineering, Dated February 19th 2025.

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 which is located in the northern portion of the property is not within a known natural hazard. The property contains a known unmapped wetland within the southern portion of the property.

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.*

At the site plan stage additional stormwater management water quantity details should be provided to demonstrate the existing Stormwater Management Pond is still sufficient to control stormwater flows from the site.

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 location of the proposed development is beyond our regulatory jurisdiction on the property and permits from Otonabee Conservation are not required.**

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 (low and/or moderate threats may be possible)
- Highly Vulnerable Aquifer

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

Yours truly,



Marnie Guindon

Planning and Regulations Officer