



| Office Use Only | |
|----------------------------------|--------------------|
| File No. | A- 02-23 |
| Variance from By-law No. | |
| Date Submitted | Feb 10 / 23 |
| Date Fee Received | Feb 10 / 23 |
| Date Application Deemed Complete | |
| Roll No. | 1522-020-005-71601 |

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): Dave & Beckie Bart
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [REDACTED]
[REDACTED]

Phone: (home) _____

Phone: (cell) [REDACTED]

Email: [REDACTED]

Phone: (work) _____

Fax: _____

2.0 Agent Information

Authorized Agent (if any): Scott Wootton, Kawartha Lakes Construction.com

Address: 3359 Lakefield Road
Lakefield, ON., K0L 2H0

Phone: (home) _____

Phone: (cell) 705-750-5684

Email: _____

Phone: (work) 705-652-5241

Fax: 705-651-5096

3.0 Legal Description/Location of the Subject Land

| | | | |
|--|---------------------------------------|--|---|
| County Peterborough | | Township Douro Dummer | Ward (Former Township) Dummer |
| Concession Number(s) | Lot Number(s) Part of lots 17 & 18 | Legal Description: | |
| Registered Plan No: 6 | Lot(s)/ Block No. | Civic/911 Address: 1056 Dodworth Island, Stony Lake | |
| Reference Plan No: | Part Number(s): | Are there any easements or restrictive covenants affecting the property? | |
| Date subject land was purchased by current | | 2009 | |

4.0 Land Use, Zoning and Official Plan Designation

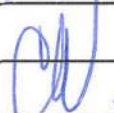
| Criteria: | Subject Property |
|--|-------------------------|
| Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial) | Seasonal Residential |
| Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR)) | Island Residential (IR) |
| Existing Use (e.g. seasonal residential, commercial, open space) | seasonal residential |
| Length of Time Existing Uses have continued | 73 Years |
| Proposed Use (e.g. permanent residential, home-based business) | seasonal residential |
| Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes ² or no) | No |

¹ Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification

² 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 |
| 8.2.1 (h) | 5% Max. Lot Coverage | 6% | 1% |
| 21.2.16.2 + 8.2.1(c) | 6.9m east interior side yard setback (Proposed Addition #2) | 5.4m | 1.5m |
| | | |  |

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)

Additional space is required to provide safe access to second storey and to provide an additional bathroom that cannot be accommodated for within the existing footprint. Septic will be upgraded to support the additions, as required

To permit the proposed additions and deck, the purpose of the minor Variance is to increase the maximum lot coverage requirement for the primary structure from 5% to 6% and decrease the existing interior side yard setback from 6.9m to 5.4m.

7.0 Property Characteristics, Access and Servicing Information

| | | |
|---------------------|---------------------|--|
| Lot Area | 5421 m ² | (acres, hectares, ft ² , m ²) |
| Lot Depth | 119.18 | (feet/metres) |
| Lot Frontage | 42.21 | (feet/metres) |

| | | |
|---|---|---|
| Access to Subject Property – | | <input checked="" type="checkbox"/> Existing or <input type="checkbox"/> Proposed |
| <input type="checkbox"/> Municipal Road – maintained year round | <input type="checkbox"/> Private Road | |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Right-of-way | |
| <input type="checkbox"/> Provincial Highway | <input checked="" type="checkbox"/> Water | |
| <input type="checkbox"/> Other public road (Specify): | | |
| Name of Road/Street: | | |
| If access to the land is by water only: | | |
| Where are parking and docking facilities: | Little's Landing | |
| Approximate distance from subject land: | 2 km | |
| Approximate distance from nearest public road: | 500m | |

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.

Island property; rocky; flat near lakeside

| | |
|---|--|
| Water Supply: | Please identify the type of water supply serving the subject property: |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed | <input 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 checked="" type="checkbox"/> Lake or other water body <input type="checkbox"/> Other (specify): _____ |

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

| | |
|---|---|
| Sewage Disposal: | Please identify the type of sewage disposal serving the subject property: |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed | <input checked="" type="checkbox"/> Privately-owned/operated individual septic system <input type="checkbox"/> Privately-owned/operated communal septic system <input type="checkbox"/> Publicly-owned/operated sanitary sewage system <input type="checkbox"/> Privy <input type="checkbox"/> Other (specify): _____ |
| | If the sewage disposal system is proposed, have you obtained a permit from the Peterborough County/City Health Unit? <input type="checkbox"/> Yes or <input type="checkbox"/> No Permit Number: _____ |

8.0 Existing and Proposed Structures: Dimensions

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey 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 |
|-------------------|-------------------|------------------|-------------------|--------|-------|--------|------------------|
| Cottage | 255.11 | 252.32 | 2 | 27.71 | 17.58 | 6.25 | 1950 |
| Bunkie | 46.45 | 46.45 | 1 | 8.93 | 6.55 | 4.47 | Jan. 2019 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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) | 4.9% | 5.6% |
| Accessory Structures | 0.86% | 0.86% |
| Total | 5.76% | 6.46% |

Proposed Structures (in metric)

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Length | Width | Height |
|-------------------|-------------------|------------------|-------------------|--------|-------|--------|
| Addition 1 | 14.68 | 21.92 | 2 | 5.35 | 2.74 | 4.87 |
| Addition 2 | 8.73 | 8.73 | 1 | 3.05 | 3.05 | 3.66 |
| Deck | 15.62 | 15.6 | 1 | 6.56 | 2.74 | 0.5 |
| | | | | | | |

Will the proposal add any of the following?

| | Yes | No | If yes, please provide: | Existing | Proposed |
|-----------------------|-------------------------------------|-------------------------------------|-------------------------|----------|----------|
| Total Living Area | <input type="checkbox"/> | <input type="checkbox"/> | Size | 255.11 | 286 |
| Bedrooms | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number | 5 | 0 |
| Bathrooms | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number | 2 | 1 |
| New Plumbing Fixtures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number of Fixtures | 8 | 4 |

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) |
|-------------------|----------------|---------------|---------------|---------------|------------|-----------------|
| Cottage | N/A | 85.3 | 18.56 | 2.87 | 6.8 | |
| Bunkie | N/A | 66.5 | 6.6 | 33.9 | 41.7 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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) |
|-------------------|----------------|---------------|---------------|---------------|------------|-----------------|
| Cottage | N/A | 85.3 | 18.56 | 2.87 | 6.8 | |
| | | | | | | |
| | | | | | | |

Note: Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township’s Zoning By-law 2010-55.

10.0 Other Planning Applications

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

| Type of Planning Application | Yes | No | File Number | Status |
|--|--------------------------|-------------------------------------|-------------|--------|
| Approval of Plan of Subdivision (under Section 51) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Consent (Severance) (Section 53) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Minor Variance (Section 45) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Other: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |

11.0 Other Information:

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary, including and required studies.

12.0 Authorization by Owner:

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

SEE Attached

Signature _____

Date _____

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.

Owner/Applicant/Agent Signature

Feb 10/23
Date

Owner/Applicant/Agent Signature

Date

14.0 Access to Property:

I/We *Christine Watts*, 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] *1056 Redworth Island,*

Owner/Applicant/Agent Signature

Feb 10/23
Date

15.0 Declaration of Applicant:

I/We Christine Watts of the Selwyn in the
(name of owner(s)/agent(s) (city in which you reside)
County of Peterborough in 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 10 day of Feb, 2023.



Signature of Commissioner, etc.

To be signed in the presence of  for taking affidavits


Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

**Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer**

This application must be accompanied by a fee of \$1445.00 plus the ORCA Fee to be paid in cash, Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

File Name/No. _____

Roll No. _____

Affidavit

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

I/We, Christine Watts, 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] TBD, 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 10 day of Feb, 2023.

Signature of Commissioner, etc.
Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer

To be signed in the presence of a _____ making 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, Christine Watts
[Print Owner/Applicant/Agent name]

do hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Minor Variance, as being an application fee only, will be used to defray the costs of processing this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with any Appeal to the Local Planning Appeal Tribunal with respect to this application.

Dated this 10 day of Feb, 2023

Owner/Applicant/Agent Signature

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

December 6

LETTER OF AUTHORIZATION

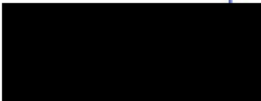
To Whom It May Concern:

This letter is to signify that Kawartha Lakes Construction, 3359 Lakefield Road, RR #3 Lakefield ON, K0L 2H0 has been granted permission to apply for all permits on our behalf for our property at:

1056 Dodsworth Island.
Stony Lake,
Douro-Dummer Township

If you have any questions, please feel free to contact Kawartha Lakes Construction at 705-652-5241 or fax to 705-651-5096.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Bart, Dave & Rebecca