



WND
ASSOCIATES

PLANNING AND URBAN DESIGN

23 June 2023

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

Attention: Christina Counter, Township Planner

Dear Ms. Coulter

RE: 1604 Julia's Creek Road West
Application for Minor Variance
Township of Douro-Dummer Zoning By-law 2010-55
Our File No. 23.532

Executive Summary

WND Associates has been retained by the Owner of 1604 Julia's Creek Road West ("the Subject Site") in the County of Peterborough, Township of Douro-Dummer, relative to the submission of the enclosed minor variance application. The Subject Site is a pie shaped waterfront property on Stony Lake's south shoreline, accessed by Julia's Creek Road West, which is a private road providing access to a series of waterfront lots north of County Road 6. The Subject Site has an area of 5,688 square metres and approximately 110.96 metres of frontage along the water yard. The Subject Site is currently occupied by an existing one-storey residential recreational dwelling ("the existing cottage") which is currently setback 11.10 metres from the water yard. This water yard set back is a current legal non-conforming set back.

The Proposed Development will require relief from Township Zoning By-law 2010-55 to the minimum water yard setback requirement. The required minimum water yard setback is 30 metres, whereas 11.38 metres is proposed. No other variances are required to implement the Proposed Development.

The purpose of this letter is to provide an independent evaluation of the Proposed Development under the '4 tests' for minor variance of S. 45 (1) of the *Ontario Planning Act R.S.O. 1990* ("the Planning Act") and to satisfy the application requirements identified on the checklist provided by the Township following a January 19, 2023 Pre-consultation Meeting. It is our respectful submission to the Committee that the relief for water yard setback is minor in nature, represents an appropriate and desirable redevelopment of the Subject Site, maintains the general intent and purpose of Township Zoning By-law 2010-55, and maintains the general intent and purpose of the County of Peterborough's Official Plan. For the purposes of this letter, the terms "cottage", "seasonal residence", and "seasonal recreational dwelling" are used interchangeably.

Subject Site and Surrounding Area

Subject Site

The Subject Site is a pie shaped waterfront property on Stony Lake's south shoreline, accessed by Julia's Creek Road West which is a private road providing access to a series of waterfront lots north of County Road 6 (Figure 1, Figure 2, Figure 3 and Figure 4).



Figure 1: Subject Site Aerial Context.

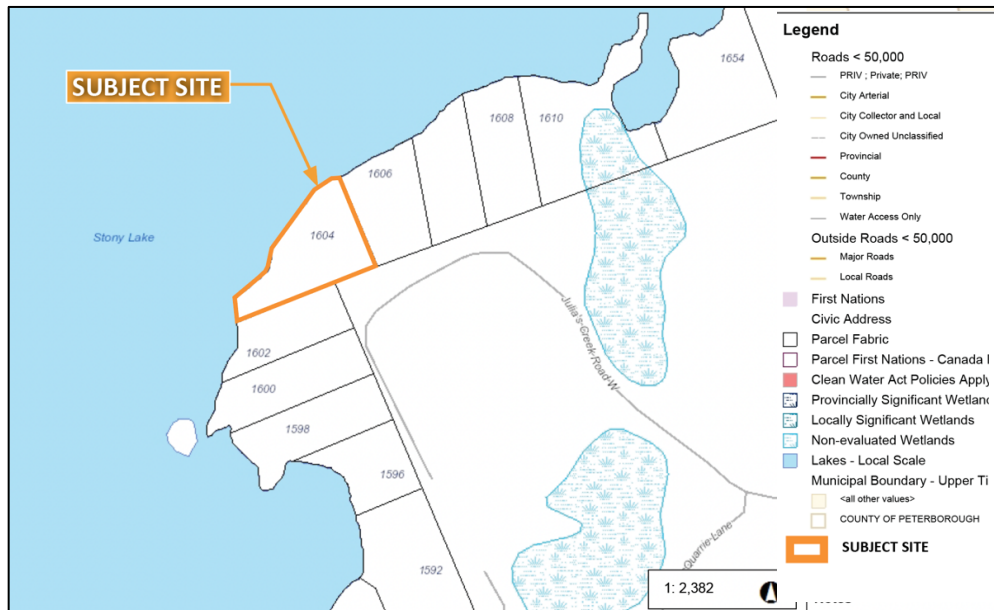


Figure 2: Subject Site County of Peterborough GIS.



Figure 3: County Road 6 intersection with Julia's Creek Road West.



Figure 4: Julia's Creek Road West looking north.

The Subject Site has an area of 5,688 square metres and approximately 110.96 metres of frontage along the water yard (**Figure 5**). The Subject Site includes a mix of landscaped open space, manicured lawn areas and existing trees. The grading of the site generally slopes downward from Julia’s Creek Road West towards the waterfront yard.



Figure 5: Subject Site looking northwest.

The Subject Site is currently occupied by an existing one-storey residential recreational dwelling (“the existing cottage”) which is currently set back 11.10 metres from the water yard (**Figure 6**). The existing cottage has an approximate gross floor area of 271.88 square metres with its 25.54 length dimension generally oriented parallel to the Stony Lake Shoreline and width of 14.13 metres oriented northeast to southwest. Within the water yard, the Subject Site includes a boathouse of 99.74 square metres in floor area, oriented towards the shoreline, along with a dock and existing soft and hard landscaped areas (**Figure 7**). Within the south interior side yard, the Subject Site includes an existing 56 square metre in coverage wood frame cabin (“bunkie”) which is proposed to be demolished (**Figure 8**).



Figure 6: Subject Site looking southeast from Stony Lake.



Figure 7: Existing boathouse and shoreline condition. Existing boathouse to remain.



Figure 8: Existing bunkie structure to be demolished and replacement with soft landscape treatments.

According to the Plan of Survey, projected under Canadian Geodetic Datum 2013, the elevation of the established high watermark is 235.34 metres. The proposed recreational dwelling will be at elevations above this point.

Surrounding Area

North of County Road 6, Julia’s Creek Road West is one of several private roads which provide access to detached waterfront recreational (seasonal) cottages and other forms of detached recreation dwellings on Stony Lake. The surrounding area is generally characterized by large rectangular and irregularly shaped lots which have water yard access to Stony Lake and parking areas at the rear where the lots front onto private roads. Immediately adjacent properties at 1602 and 1606 Julia’s Creek Road West, with water yard access on the south side of Stony Lake, fall within the same *Lakeshore Residential* Official Plan land use designation and Limited Service Residential (LSR) Zoning as the Subject Site.

North: To the north and northwest of the Subject Site is a cluster of islands which include parks and open space along with private islands that contain seasonal recreational dwellings and associated uses including Snaggy Channel Islands, Glassey Island, Long Island and Pine Island (**Figure 9**). The Township Boundary Line is approximately one kilometer to the north of the Subject Site’s water yard.

East: Julia’s Creek Road West and Julia’s Shore Road to the east of the Subject Site contain recreational cottages and seasonal recreational dwellings (**Figure 10**). Adjacent

to the northeast, 1606 Julia's Creek Road West contains a seasonal recreational dwelling which was constructed as an expansion to an existing boat house structure well within the minimum 30-metre water yard setback (**Figure 11**).

South: Country Road 6 is approximately one kilometer to the south of the Subject Site and contains a variety of agricultural uses (**Figure 12**).

West: To the west and southwest, Puffers Shore Road East and Miles Shore Road are similar private roads to Julia's Creek Road West. Properties along these two private roads were observed to be recreational cottages or similar seasonal recreational dwellings, many of which were observed to have boathouses, docks and legacy shoreline works similar to the Subject Site (**Figure 13**). Adjacent to the southwest, 1602 Julia's Creek Road is occupied by a seasonal detached dwelling and boathouse accessory dwelling (**Figure 14**). Further to the west, Puffer's Bay contains a similar land use pattern (**Figure 15**).



Figure 9: Existing private island to the north of the Subject Site with Glassey Islands channel.



Figure 10: Recent recreational dwelling construction east of the Subject Site within minimum 30-metre water yard setback.



Figure 11: 1606 Julia's Creek Road West existing recreational dwelling within 30-metre water yard setback.



Figure 12: Agricultural uses on County Road 6 one kilometre south of the Subject Site



Figure 13: Examples of other recreational dwellings, structures within the 30-metre minimum water yard setback, and general lotting/ landscape pattern on the south side of Stony Lake.



Figure 14: 1602 Julia's Creek Road West adjacent to the southeast.



Figure 15: Example of recreational dwelling structure to the southwest of the Subject Site on the south side of Stony Lake. Construction appears to be generally within minimum 30-metre water yard setback.

Appendix 1 contains a detailed map of the surrounding area context and includes an inventory of recent seasonal recreational dwelling developments where similar water yard setback conditions were approved.

The Proposed Development

The Proposed Development includes demolition of the existing one-storey detached recreational dwelling and the construction of a new two-storey detached recreational dwelling generally within the footprint of the foundation of the existing dwelling. The Proposed Development also includes the demolition of the existing legal non-conforming bunkie structure. The existing boat house and dock are proposed to remain and do not form part of the relief requested through this Minor Variance Application.

Due to: i) the location of septic tank and drainage field immediately to the northeast of the current dwelling's foundation (septic proposed to service new dwelling); ii) physical site constraints (pie shaped lot tapering at the rear); and, iii) the owner's landscape strategy (minimize tree removals), the 30-metre minimum water yard setback cannot be complied with under Section 7.2.1(h) of the Township's Zoning By-law (**Appendix 2 – Site Plan Constraints Map**).

Consultation Prior to Submission

On January 19, 2023, the Owner attended a Pre-consultation Meeting ("PCM") with Township staff, ORCA staff, and a member of the Curve Lake First Nations. During the PCM, the Owner presented the proposal and preliminary feedback was provided by Township staff and both agencies. A Checklist was received including the required applications and supporting studies. The Subject Site was also confirmed to be within ORCA's development control area.

One of the key items discussed was whether the Proposed Development constitutes enlargement or extension of the pre-existing legal non-conforming setback permissions under S. 45 (2) of the Planning Act based upon the proposal's partial re-use of the existing foundation footprint. However, following further discussion with Township Planning staff, it was determined that the Proposed Development cannot rely on the legal non-conforming permissions, as the proposed construction may deviate too substantially from the existing building.

Instead, in an email dated May 11, 2023 received by the Township Planner and Chief Building Official, it was determined that the proposed construction program constitutes demolition of the existing structure in its entirety. It was further determined that by building a new structure, the existing dwelling will lose its legal non-conforming status and instead be subject to the Limited Services Residential Zoning permissions, as varied by any relief requested through any minor variance application made under S. 45 (1) of the Planning Act.

Further email correspondence was held with the Township Planner and Chief Building Official on May 30, 2023, confirming the Subject Site is a standard waterfront lot (22.123.3) with three lot lines, and Julia's Creek Road West is a private road, with the shoreline is deemed to be the front lot line (22.130.1). Where the shoreline is deemed to be the front lot line, the minimum water yard setback prevails over any other front yard setback (7.2.1.e). Additionally, it was confirmed with Township staff that the Subject Site only has three discernable lot lines being pie-shaped, fanning outward towards Stony Lake, and therefore is deemed to have no rear lot line with the remaining two property lines both considered interior side lot lines (22.254.3).

Required Variances

The Subject Site is zoned Limited Service Residential (LSR) under Township Zoning By-law No. 2010-55. (“the Zoning By-law”). The LSR Zone permits detached seasonal use recreational dwellings. The Proposed Development is for a new two-storey detached recreational seasonal use dwelling which is a permitted use within the LSR Zone.

As identified in **Table 1** below, the Proposed Development will require a single variance (“the requested relief”) for minimum water yard setback in order for the new construction to be built within the site-specific constraints and generally on top of the footprint of the existing building’s foundation:

1. The proposed minimum water yard setback is 11.38 metres, whereas a minimum of 30 metres is required under Section 7.2.1(h) of the Zoning By-law.
 - The current recreational dwelling is set back 11.10 metres from the water yard and the proposed new construction will increase this by 28 centimeters or by just less than one foot.

Table 1: Zoning Performance Standards Review. All LSR Zone standards are complied with by the new detached recreational dwelling except for the minimum water yard setback.

Zoning By-law 2010-55 Performance Standards : LSR Zone (7.2.1)	Required	Proposed
a) Minimum Lot Area	4,050 m ²	5,688 m ²
b) Minimum Lot Frontage	60 m	110.96 m
c) Minimum Shoreline Frontage	60 m	110.96 m
d) Minimum Front Yard 15 m	15 m	Not applicable. Minimum water yard setback prevails given Subject Site is a standard waterfront lot. Confirmed with Township Planner over email May 30, 2023.
e) Minimum Interior Side Yard	6 m	9.73 m (south); 16.95 m (east)
f) Minimum Exterior Side Yard	15 m	Not applicable. Both side yards are deemed to be interior side yards. Confirmed with Township Planner over email May 30, 2023.
g) Minimum Rear Yard	15 m	Not applicable. Standard waterfront lot with 3 yards and no public road access. Therefore, water yard is deemed to be the front lot line and there is deemed to be no rear lot line. Confirmed with Township Planner over email May 30, 2023.
h) Minimum Water Yard 30 m	30 m	11.38 m (11.10 m existing dwelling’s water yard setback)
i) Minimum Floor Area 100 m ²	100 m ²	439.25 m ²

j) Minimum First Storey Floor Area	60 m ²	320.33 m ²
k) Maximum Lot Coverage	15%	8.28%
l) Maximum Building Height	9 m	8.48 m
m) Maximum Number of Dwelling Units per Lot	1 Dwelling unit	1 Dwelling unit

Four Tests for Minor Variance

In order to determine the appropriateness of the requested variance, the areas of relief must, individually and collectively, satisfy the criteria the four tests under Section 45 of the *Planning Act, R.S.O. 1990*, being as follows:

1. Does the development meet the general intent and purpose of the Official Plan;
2. Does the development meet the general intent and purpose of the Zoning By-law;
3. Does the development represent a desirable and appropriate development of the Subject Site; and,
4. Is the relief sought minor in nature.

The following sections of this letter provide our analysis and opinion with respect to the requested relief under these four tests.

General Intent and Purpose of the Official Plan

Chapters 6 and 7 of the County of Peterborough Official Plan (“the County OP”) regulates land uses and development within the Township of Douro-Dummer. The purpose of these chapters of the County’s OP is to direct physical growth and development patterns of the Townships including: Asphodel-Norwood, Douro-Dummer, North Kawartha and Selwyn, among coordination of County-wide land use planning considerations. The current office consolidation of the County’s 1994 OP is dated December 2022 and includes any relevant amendments up to an including this date of consolidation. The land use policies of Douro-Dummer were consolidated into the County’s OP by Official Plan Amendment No. 22, approved in April 2014.

The Subject Site is designated *Lakeshore Residential* in the County OP (**Figure 16**). Section 6.2.6.1 sets out the following general principles for the *Lakeshore Residential* land use designation:

“6.2.6.1 - General Principles - Permanent single-detached dwellings and cottages in shoreline areas along publicly maintained roads are the predominant use of land within the Lakeshore Residential designation. However, in the Township of Douro-Dummer, permanent single-detached dwellings and seasonal cottages may also be permitted on private roads and deeded rights-of-way subject to the provisions of the Township’s Zoning By-Law. This designation provides for the conversion of seasonal cottages to permanent dwellings by amendment to the Zoning By-law, where

necessary. For the purposes of this plan, the terms “cottage” and “seasonal residence” are used interchangeably. (emphasis added)”.

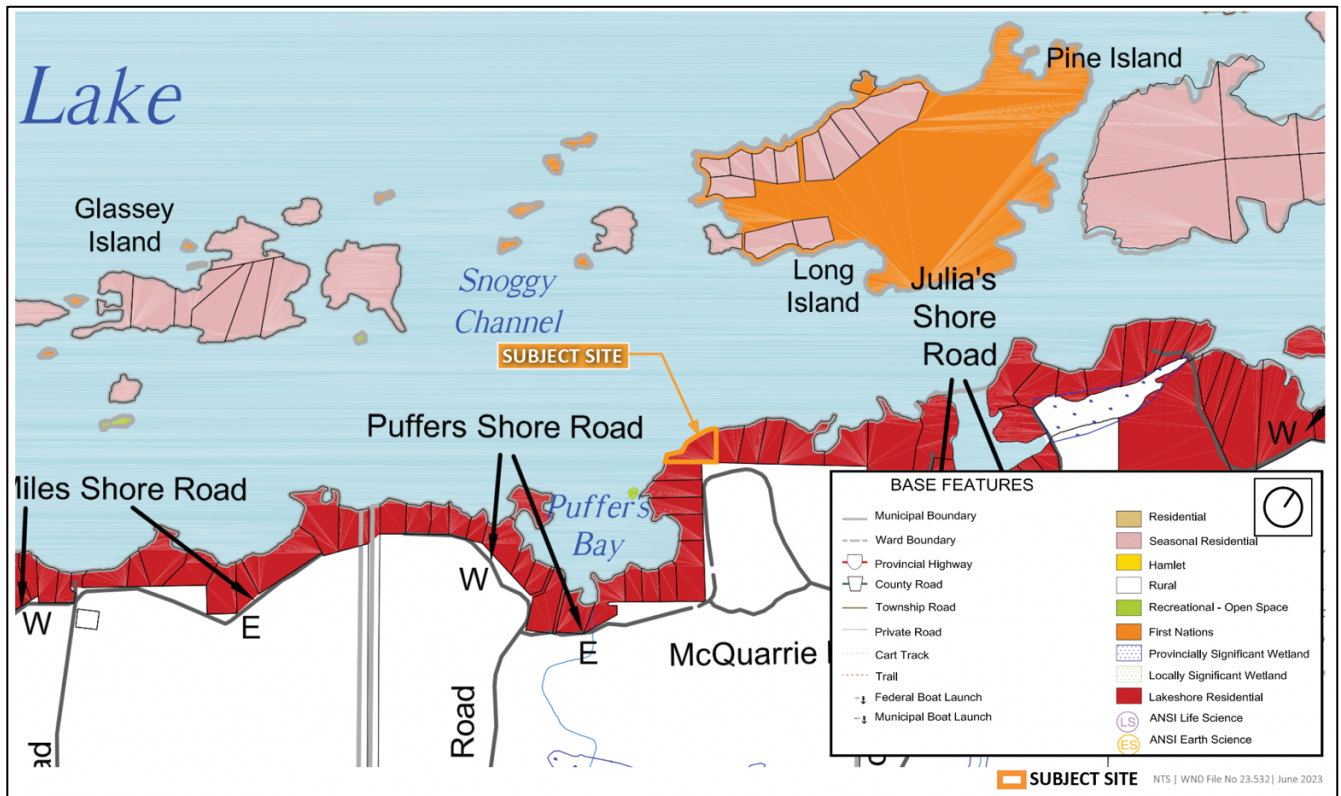


Figure 16: County of Peterborough Official Plan Land Use Map – Dummer Ward

The Proposed Development seeks relief to the minimum water yard setback in order to construct a new seasonal use cottage generally within the footprint of the foundation of the existing seasonal use cottage. Julia's Creek Road West is also a private road where seasonal cottages are permitted as outlined in Policy 6.2.6.1 above. The relief requested for a reduced minimum water yard setback is therefore consistent with the general principles of the *Lakeshore Residential* land use designation and will facilitate a permitted form of seasonal use cottage development.

Section 6.2.6.2 of the County OP sets out the following policies for uses permitted in the *Lakeshore Residential* land use designation:

“6.2.6.2 - Permitted Uses - The predominant use of land within the Lakeshore Residential designation shall be for permanent single-detached dwellings and seasonal cottages on public roads. This category may include retail and service commercial uses of limited extent which provide primarily for the day-to-day commercial needs of the lakeshore residents. Home occupations and Bed and Breakfasts may be permitted subject to an amendment to the implementing Zoning 6-46 Official Plan County of Peterborough By-law to recognize same. Subdivisions and condominiums outside of settlement area boundaries for permanent residential use may only be permitted in site specific locations designated for such use as of June 16, 2006.”

Although Julia's Creek Road West is a private road, access continues to be provided from County Road 6, a public road one kilometre to the south. The Proposed Development will not alter this pre-existing road or site access hierarchy. Additionally, seasonal cottages are permitted on private roads under the general principles as set out by Section 6.2.6.1 of the County OP and evaluated in the paragraph above. The Proposed Development is consistent with Section 6.2.6.2 of the County OP.

Section 6.2.6.3 a) through n) sets out the development criteria policies in *Lakeshore Residential* areas. While some of these policies are not directly applicable to the minimum water yard setback variance proposed, those policies which are applicable are set out below:

“c) The preservation of naturally vegetated shoreline is encouraged in order to minimize destruction to the shoreline and wet beach habitat, minimize visual impact on the waterbody, maintain wildlife habitats and corridors and improve water quality. In this regard, structures permitted in the Lakeshore Residential designation, including leaching beds of septic systems, on lots created by consent or plan of subdivision after the date Official Plan Amendment No.3 comes into effect, shall be set back a minimum of 30 metres from the shoreline of any lake or major watercourse (i.e. Trent River, Eels Creek, Otonabee River, Rice Lake, Crowe River, Indian River, White Lake) in order to ensure adequate protection from changes in water level and flooding and to ensure maintenance of water quality and the protection of fish and wildlife habitats. Applications to create lots within the Lakeshore Residential designation, either by consent or plan of subdivision, shall demonstrate that this 30 metre setback requirement can be met on the proposed lot(s).”

The existing legal non-conforming seasonal cottage, septic tank and drainage field are all located within the 30-metre minimum water yard setback. The Proposed Development includes the construction of a new two-storey seasonal cottage generally within the foundation footprint of the existing cottage and will reuse generally the same septic tank and drainage field configuration as the existing detached dwelling.

An Environmental Impact Statement (EIS) was prepared by Oakridge Environmental Limited (ORE) to evaluate the impacts and mitigation of the Proposed Development, including a detailed overview of construction mitigation measures to protect natural features during and after construction within the water yard setback. The EIS concluded that Stony Lake is the main environmental receptor, and that provided the recommendations of the EIS are adhered to, any potential adverse impacts borne onto Stony Lake at the Subject Site's shoreline can be adequately mitigated.

During construction, a heavy duty silt fence will be installed and maintained during construction to ensure that any loose materials will not migrate beyond the construction zone and erosion and sediment control can be maintained. The silt fence is recommended to be extended six metres off the shoreline to provide clear construction limits and is anticipated to also protect from intrusion of turtle species into the identified construction zone. The EIS also recommends the use of mud mats to protect vegetation and to manage on-site contractors and trades to ensure no storage of machinery or vehicles beyond the silt fence within the minimum water yard.

The EIS further recommends that it should be possible to complete construction without the removal of any existing trees and that any existing trees proposed to be removed could be compensated at a rate of three to one. Following construction, the property is recommended to be quickly re-seeded to re-establish root structure where areas have been disturbed or exposed. Furthermore, planting of at least ten (10) new native trees or shrubs is recommended between the new seasonal dwelling and the shoreline to re-stabilize soils.

Based on the pre- and post-construction environmental mitigation measures proposed by ORE and outlined above through a summary of the EIS, the Proposed Development's requested relief to the minimum water yard setback standard maintains the general intent and purpose of County OP Policy 6.2.6.3 c).

Section 6.2.6.3 d) of the County OP sets out:

d) Any lot proposed for Lakeshore Residential development must be served by a year-round publicly maintained road. However, in the Township of Douro-Dummer, permanent single-detached dwellings and seasonal cottages may also be permitted on private roads and deeded right-of-ways subject to the provisions of the Township's Zoning By-Law."

The requested relief for minimum water yard setback is consistent with Policy Section 6.2.6.3 above as it will facilitate replacement the existing seasonal cottage with a new seasonal cottage without modification to Julia's Creek Road West (existing private road) and does not involve the creation of any new lots.

Section 6.2.6.3 h) of the County OP sets out:

"Lakeshore Residential areas shall be zoned in part for permanent use and in part for seasonal use. All new dwellings and cottages shall conform to the minimum standards of the Ontario Building Code."

The relief requested to the minimum water yard setback is for the construction of a new seasonal use recreational dwelling which will fit harmoniously within the mature landscaped context of the surrounding Stony Lake shoreline area, which includes a mix of seasonal and permanent detached one and two-storey dwellings. A separate building permit application will be filed following a decision by the Committee of Adjustment by the project architect.

Section 6.2.6.3 k) of the County OP provides:

"The Township may require the submission of environmental impact studies in support of applications for approval of multi-lot residential development projects as per section 4.1.3.1. The Township may require the submission of preliminary landscape plans to support approvals of draft plans of subdivision or condominium".

Although the Proposed Development is not a multi-lot residential development, an EIS has been prepared and is enclosed in support of the minimum water yard setback relief sought by this minor variance application. The EIS includes an evaluation of potential impacts of the requested relief along with an

extensive range of mitigation measures to be employed by the applicant to adequately limit the impacts of the requested relief to the minimum water yard setback standard.

Given the foregoing analysis of the County OP's policies, the requested relief for a reduced minimum water yard setback maintains the general intent and purpose of relevant County OP policies of the *Lakeshore Residential* land use designation by facilitating new development of a permitted use (seasonal recreational dwelling) which maintains the stability of the surrounding area, and where environmental impacts are demonstrated by the enclosed EIS to be adequately mitigated (both pre- and post-construction).

General Intent and Purpose of the Zoning By-law

The Subject Site is zoned Limited Service Residential (LSR) under Township Zoning By-law 2010-55 (Figure 17). The LSR Zone permits detached recreational dwellings, permanent detached dwellings and home occupations. The Proposed Development will replace the existing one-storey detached recreational dwelling with a new two-storey detached recreational dwelling with relief requested for the minimum water yard setback (11.38 metres, whereas 30 metres is required); however, it is important to note the existing dwelling on the property already has a reduced legal non-conforming water yard setback of 11.10 metres.

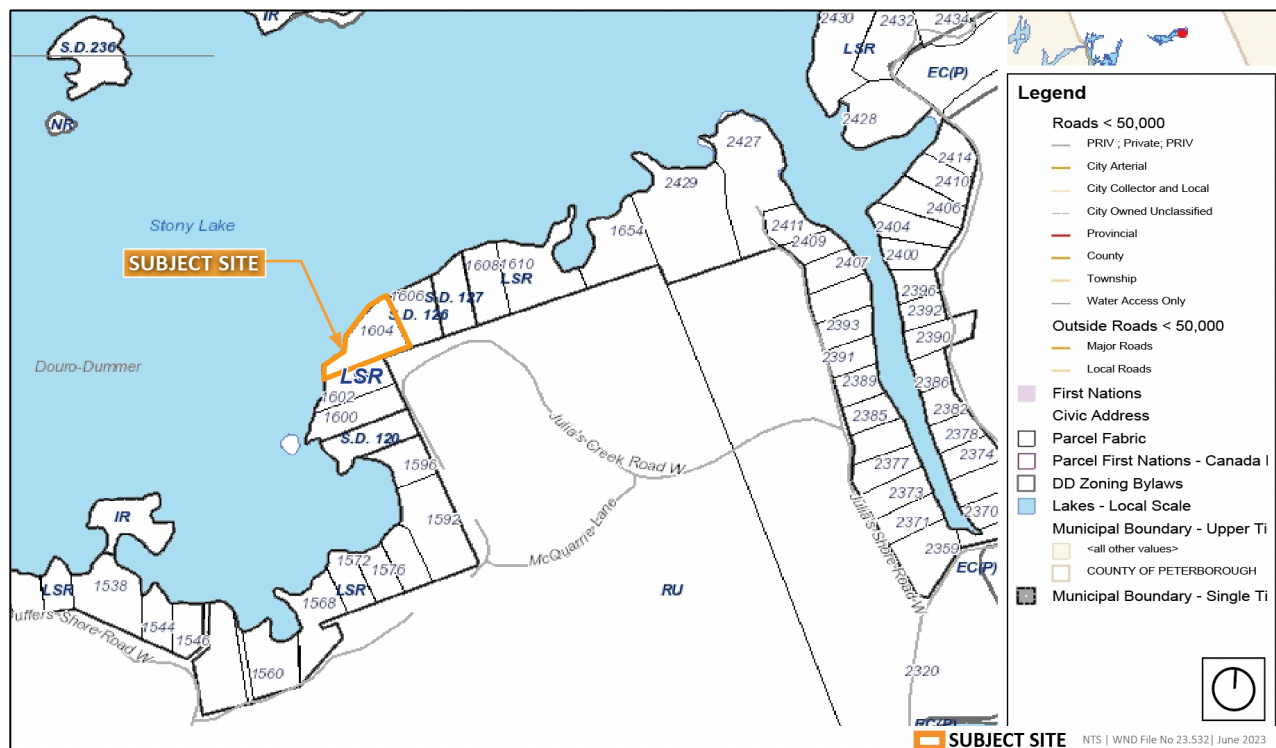


Figure 17: Township Zoning By-law 2010-55 as per Peterborough County GIS.

The general intent and purpose of the Township's Zoning By-law is to ensure land use compatibility and to establish appropriate development standards for each zone ensuring orderly development patterns and mitigation of impacts of various uses. The minimum water yard setback of 30 metres is intended to prevent adverse environmental impacts onto the Stony Lake receptor from new development.

As studied in the enclosed EIS, the requested relief for minimum water yard setback does not introduce any unacceptable environmental impacts onto Stony Lake and will not result in adverse drainage or erosion conditions on the Subject Site. The existing recreational dwelling, which is currently under legal non-coming status, is also already setback 11.10 metres, whereas 11.38 metres is proposed by the new construction, representing an improvement to this standard by the new development.

Due to the pie-shaped lot pattern, and other site constraints identified in the sections above, such as the existing septic location, the minimum water yard setback requirement cannot be complied with by the new development (**Appendix 2**).

In summary, the requested relief to the minimum water yard setback will not result in any unacceptable environmental impacts on the Subject Site or surrounding area as studied by the EIS. Moreover, the requested relief represents an increase over what currently exists by the dwelling on-site today, and is compatible with surrounding properties on Stony Lake which already exhibit reduced water yard setbacks through similar new construction. The proposed variance maintains the general intent and purpose of the Township's Zoning By-law.

Desirability and Appropriateness

The proposed variance will facilitate the construction of a new recreational dwelling generally within the foundation footprint of the dwelling that exists on the property today, which is desirable for the orderly and predictable development of the property. The Proposed Development is also generally located central to the pie-shaped lot with the water yard setback proposed where it has minimal visual impact on adjacent properties or when viewed from Stony Lake (existing tree canopy to be maintained screening the second storey introduced by the new dwelling).

The new two-storey recreational dwelling will be above the established high water mark of Stony Lake and the EIS submitted in support of the application concluded no adverse environmental impacts are anticipated by building within the water yard setback proposed. The proposed new recreational dwelling will also connect to the septic tank located in the same side yard of the existing dwelling with no substantial alterations to the septic drainage field anticipated.

As the existing cottage was constructed in the 1930's according to the Owner's records, the lot's irregular pie shape is a legacy condition which pre-dated the minimum water yard setback requirement introduced through contemporary Township Zoning in the years that followed. As a result, nearly 70% of the original lot is within the minimum water yard setback similar to other properties along Stony Lake observed during the June 2023 site visit.

In summary, the requested relief will not have any adverse visual impacts on the property or surrounding properties and provides for a dwelling that fits harmoniously within the mature landscaped character of Stony Lake. Additionally, the requested relief will not result in any unacceptable environmental impacts, and as studied in the EIS, will facilitate re-naturalization of the water yard setback through the recommended planting and erosion and sediment control program. Therefore, the requested relief is desirable and appropriate in the context of the Subject Site and its surroundings.

Minor in Nature

In consideration of whether relief to a Zoning By-law is minor in nature, the Committee must test the relief requested in terms of the impact of the relief.

The Proposed Development will comply with all standards of Section 7.2.1 of the Township’s Zoning By-law except where relief is requested through this application to the minimum water yard setback. The required minimum water yard setback is 30 metres, whereas 11.38 metres is proposed.

The existing one-storey recreational dwelling on the property is set back 11.10 metres from the minimum water yard setback which represents a current legal non-conforming structure. The proposed replacement two-storey recreational dwelling will be setback 11.38 metres, representing an increased setback to the water yard by 28 centimeters as compared to the existing dwelling.

Additionally, the proposed recreational dwelling will be constructed generally on top of the foundation footprint of the existing dwelling and by doing so will not introduce any significant visual impacts onto the Stony Lake frontage or adjacent properties. Furthermore, the second storey introduced by the new recreational dwelling is approximately 50 centimetres lower than the maximum permitted height in the Township’s By-law and will be adequately screened through maintaining the existing tree canopy within the water yard.

Appendix 1 provides a detailed overview of other properties along the south side of Stony Lake where either similar relief to the water yard setback has been approved by the Township’s Committee for recreational dwellings, or where existing legal non-conforming cottages continue to be maintained with deficient water yard setbacks. In particular, the adjacent property at 1606 Julia’s Creek Road which abuts the Subject Site to the northeast appears to have a recreational dwelling constructed above boat house with a water yard setback much less than what is proposed in this application.

Based on our assessment of the Proposed Development and our evaluation of the character of other detached dwellings along Stony Lake, it is our opinion that the requested variance for reduced water yard setback is minor in nature in terms of its impact on surrounding properties. Visually, the proposed two-storey recreational dwelling will be appropriately screened from surrounding properties and the Stony Lake frontage and will blend well into the existing mature landscaped character of the area.

Conclusion

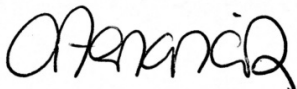
It is our respectful submission to the Committee of Adjustment that the variance for minimum water yard setback is i) minor in nature, ii) represents, appropriate, desirable and sensitive redevelopment of the Subject Site respecting pre-existing environmental features, iii) maintains the general intent and purpose of the County OP’s applicable policies to the Township’s Lakeshore Residential land use designation, and iv) maintains the general intent and purpose of Township Zoning By-law 2010-55. The proposed variance for minimum water setback warrants the approval of the Committee of Adjustment.

In support of the Application for Minor Variance, please find enclosed the following documents:

1. One (1) copy of the Cover Letter and Planning Rationale, prepared by WND Associates, dated June 23, 2023;
2. One (1) copy of the Signed Minor Variance Application Form, dated June 20, 2023;
3. One (1) copy of the Pre-consultation Meeting Minutes and Checklist provided by the Township Planner to the Owner, dated January 19, 2023;
4. One (1) copy of the Topographical and Boundary Plan of Survey, prepared by Aksan Piller Corporation Ltd., dated August 5, 2022;
5. One (1) copy of the Architectural Plans and Development Statistics, prepared by Sandra Gava Architect, dated June 7, 2023;
6. One (1) copy of the Environmental Impact Statement, prepared by Oakridge Environmental Limited, dated June 15, 2023; and,
7. One (1) copy of the Archaeological Assessment Report Summary Letter, prepared by Northeastern Archaeological Associated Limited, dated June 6, 2023.

Yours very truly,

WND associates
planning + urban design

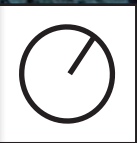
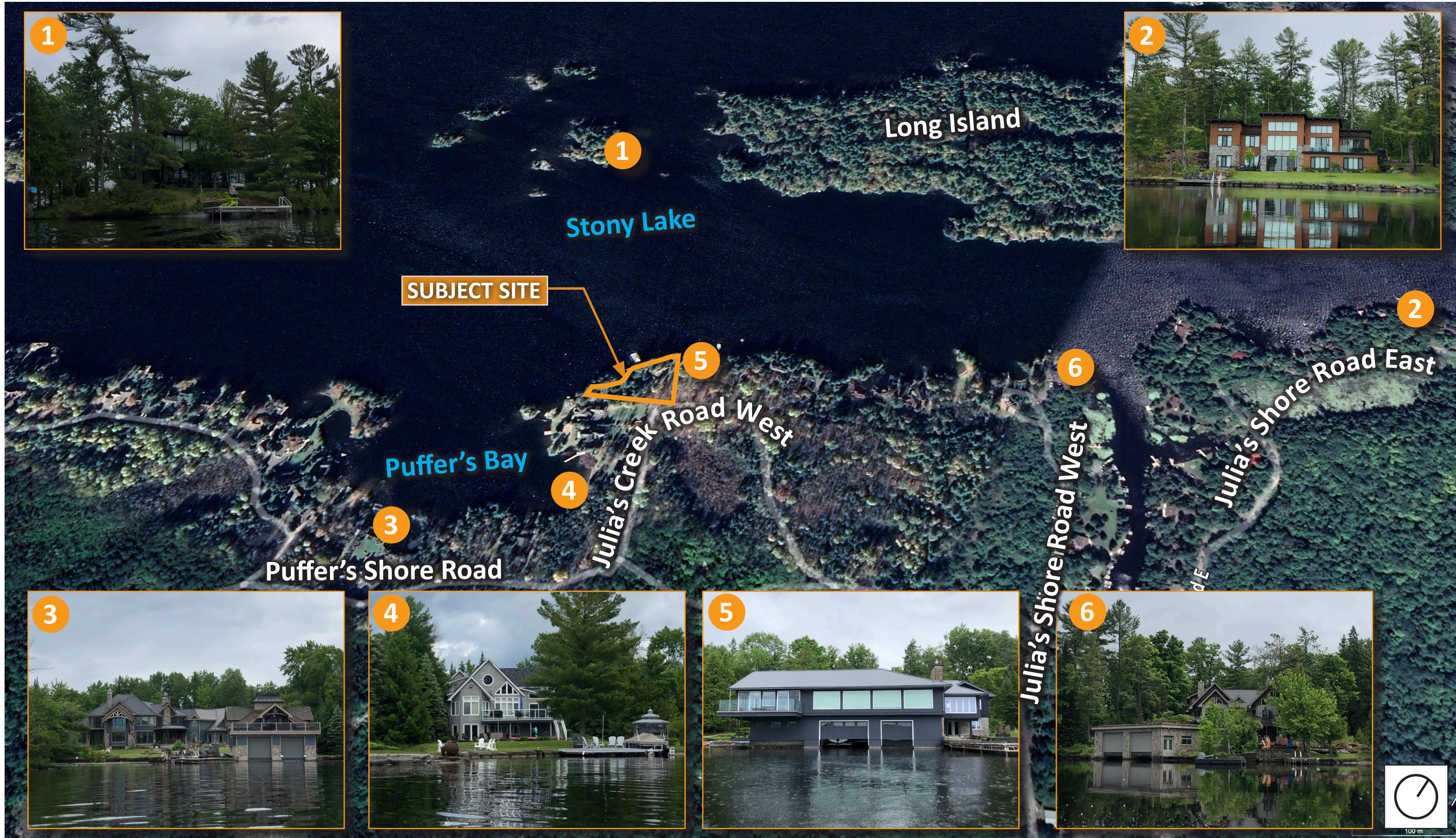


Andrew Ferancik, MCIP, RPP
Principal and President



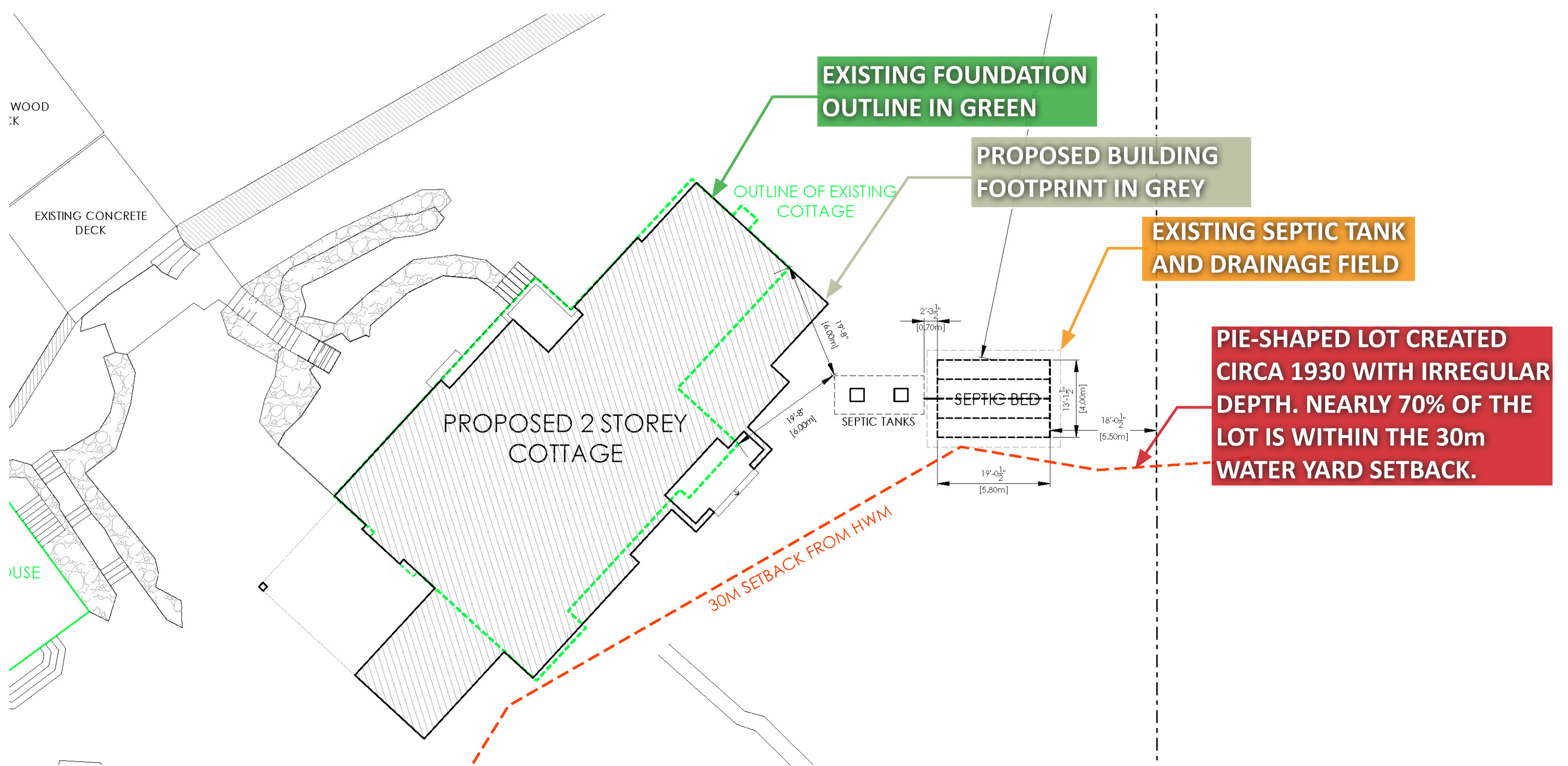
Kevin McKrow, MCIP, RPP
Planner

CC: Martina Chait-Hartwig, Secretary Treasurer
Don Hellman, Chief Building Official



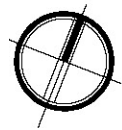
SURROUNDING AREA CONTEXT
MINOR VARIANCE APPLICATION

 **SUBJECT SITE** NTS | WND File No 23.532 | June 2023



CONCEPTUAL SEPTIC DIAGRAM - CLOSEUP

SCALE: 1:200



COWIE RESIDENCE

1604 JULIA'S CREEK ROAD
LAKEFIELD, ONTARIO
JUNE 07, 2023



SUBJECT SITE CONSTRAINTS PLAN (SANDRA GAVA ARCHITECT)
MINOR VARIANCE APPLICATION

Appendix 2
1604 Julia's Creek Road West, Township of Douro-Dummer