

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): Arlene Cowie
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [REDACTED]
[REDACTED]

Phone: (home) _____
Phone: (cell) _____

Email: [REDACTED]
Phone: (work) [REDACTED]
Fax: _____

2.0 Agent Information

Authorized Agent (if any): WND Associates (c/o Kevin McKrow)

Address: 90 Eglinton Avenue East
Suite 970
Toronto, ON
M4P 2Y3

Phone: (home) _____
Phone: (cell) _____

Email: kmckrow@wndplan.com
Phone: (work) 416-968-3511 x123
Fax: _____

3.0 Legal Description / Location of the Subject Land

County Peterborough	Township Douro-Dummer	Ward (Former Township) Dummer Ward
Concession Number(s) Concession 10	Lot Number(s) Lot 1 and Part of Lot 33	Legal Description: Please refer to Plan of Survey prepared by Aksan Piller Corp. Ltd.
Registered Plan No: 17	Lot(s)/ Block No. Plan of Lot 1 and Part of Lot 33	Civic/911 Address: 1604 Julia's Creek Road W
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?
Date subject land was purchased by current		2004

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial)	Lakeshore Residential
Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR))	Limited Service Residential
Existing Use (e.g. seasonal residential, commercial, open space)	Residential (recreational seasonal cottage)
Length of Time Existing Uses have continued	Circa 1930
Proposed Use (e.g. permanent residential, home-based business)	Residential (recreational seasonal cottage)
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
Section 7.2.1(h)	30 m Minimum Water Yard Setback	11.38 m Minimum Water Yard Setback	18.62 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)

Demolition of existing recreational cottage and reconstruction of a new recreational cottage generally with the same footprint and setbacks relative to the existing foundation. Existing cottage roof was damaged by a fallen tree limb. Existing cottage's legal non-conforming setback to the lakefront is already less than the 30 m wateryard and the proposed variance would permit the contemporary construction of the new cottage to comply with a similar setback to the pre-existing cottage. Further detail in enclosed Planning Rationale Letter.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	5,688 sm	(acres, hectares, ft ² , m ²)
Lot Depth	62.67 m	(feet/metres)
Lot Frontage	110.96	(feet/metres)

Access to Subject Property –		<input checked="" type="checkbox"/> Existing	or	<input checked="" type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round	<input checked="" 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:	Julia's Creek Road W (access from County Rd 6)			
If access to the land is by water only:				
Where are parking and docking facilities:				
Approximate distance from subject land:				
Approximate distance from nearest public road:				

7.0 Property Characteristics, Access and Servicing Information (Continued)

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot. Please provide photographs of the property.

Pie shaped lot with general downward sloping observed from Julia's Creek Road W towards Stony Lake.

Existing trees and manicured lawn areas. Driftwood fencing at entrance.

Approximately 110.96 m (365 ft) of lake frontage

Property contains one existing single-storey dwelling, one accessory bunkie structure and one pre-existing boathouse.

Surrounding uses include residential detached dwellings and detached residential recreational uses (cottages) of varying years of completion.

Water Supply:	Please identify the type of water supply serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" 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 checked="" type="checkbox"/> Other (specify): <u>New residential recreational dwelling proposed to be serviced by well.</u>

Storm Drainage:	Please identify the type of storm drainage serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Other (specify): <u>Swales and other landscape features given private road.</u>

Sewage Disposal:	Please identify the type of sewage disposal serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Privately-owned/operated individual septic system <input type="checkbox"/> Privately-owned/operated communal septic system <input type="checkbox"/> Publicly-owned/operated sanitary sewage system <input type="checkbox"/> Privy <input type="checkbox"/> Other (specify): _____ 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 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
Recreational dwelling	271.88 sm	271.88 sm	1	24.54 sm	14.13sm	4.03 m	1930 (approx.)
Boat House (Refer to survey)							
Bunkie (Refer to survey)							

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)	271.88 (4.78%)	371.24 (6.53%)
Accessory Structures	156.28 (2.75%)	99.49 (1.75%)
Total	428.16 (7.53%)	470.73 (8.28%)

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Recreational dwelling	320.33 sm	439.25 sm	2	30.63 sm	14.99 sm	8.48 m
Boat House (Refer to survey)						

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size		439.25 sm
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	2	6
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	2	5
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures		19

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)
Recreational cottage	11.10 m	none	12.56 m	18.93 m	11.10 m	Water yard deemed to be front yard

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)
Recreational cottage	11.38 m	none	9.73 m	16.95 m	11.38 m	Water yard deemed to be front yard

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	none	
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	none	
Minor Variance (Section 45)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	none	
Other:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	none	

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 Arlene Cowie, being the owner(s) of the subject land, hereby, authorize WND Associates (co/ Kevin McKrow) to be the applicant in the submission of this application.

Signature 

Date June 20, 2023

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

June 20, 2023
Date

Owner/Applicant/Agent Signature

Date

14.0 Access to Property:

I/We Arlene Cowie, 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*] 1604 Julia's Creek Road West.


Owner/Applicant/Agent Signature

June 20, 2023
Date

Application for Minor Variance – s. 45 (1) or Permission – s. 45 (2)

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, WND Associates (co/ Kevin McKrow), 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 date for which the sign needs to be posted to serve notice for the hearing, 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).

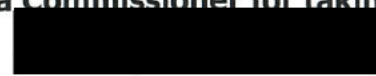
Declared before me in the City of Toronto

this 20 day of June, 2023.



Signature of Commissioner, etc.

To be signed in the presence of a Commissioner for taking affidavits



Owner/Applicant Agent Signature

DocuSigned by:


211B074BE1394F8
Owner/Applicant Agent Signature

DEISE MARINS, a Commissioner, etc.,
Province of Ontario, for
Walker, Nott, Dragicevic Associates Limited.
Expires April 10, 2026.

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, WND Associates (co/ Kevin McKrow)
[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 20 day of June, 2023.

[Redacted Signature]

Owner/Applicant/Agent Signature

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