

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.

Owner/Applicant/Agent Signature

Owner/Applicant/Agent Signature

February 17, 2025

Date

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.

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, 2025.

Owner/Applicant/Agent Signature

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