



Revised April/2026

| Office Use Only                  |               |
|----------------------------------|---------------|
| File No.                         | A- 02-25      |
| Variance from By-law No.         | 10-1996       |
| Date Submitted                   | Dec. 2/25     |
| Date Fee Received                | Dec. 1/25     |
| Date Application Deemed Complete |               |
| Roll No.                         | 020-005-15200 |

### 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): PHIL AND LISA MOWAT  
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [REDACTED]

Email: [REDACTED]

Phone: (home) [REDACTED] Phone: (work)         

Phone: (cell)          Fax:         

[REDACTED]

#### 2.0 Agent Information

Authorized Agent (if any): KEU CURRIE

Address: 880 DOURO SECOND LINE, DOURO-DUMMER, ON, K0L 2H0

Email: ekr5610@hotmail.com

Phone: (home)         

Phone: (work) 705 977-5561

Phone: (cell) 705 977 5561

Fax:

### 3.0 Legal Description/Location of the Subject Land

|  |                            |  |                                  |
|--|----------------------------|--|----------------------------------|
| County<br>PETERBOROUGH                     |                            | Township<br>DENRO-DUMMER   | Ward (Former Township)<br>DUMMER |
| Concession Number(s)<br>6                  | Lot Number(s)<br>PT LOT 28 | Legal Description:<br>CON 6 PT LOT 28  |                                  |
| Registered Plan No:<br>/                   | Lot(s)/ Block No.<br>/     | Civic/911 Address:<br>2089 WHITE LAKES RD. W.                                    |                                  |
| Reference Plan No:<br>/                    | Part Number(s):<br>/       | Are there any easements or restrictive covenants affecting the property?<br>NONE |                                  |
| Date subject land was purchased by current |                            | MARCIA 2005  |                                  |

### 4.0 Land Use, Zoning and Official Plan Designation

| Criteria:  | Subject Property                               |
|--|--|
| Official Plan Designation <sup>1</sup> (e.g. Rural, Hamlet, Commercial)  | LAKESHORE RESIDENTIAL ENVIRONMENTAL CONSTRAINT |
| Zoning Classification <sup>1</sup> (e.g. Rural (RU), Hamlet (HR))  | SR-EC1   |
| Existing Use (e.g. seasonal residential, commercial, open space)   | RESIDENTIAL                                    |
| Length of Time Existing Uses have continued  | SINCE CREATION                                 |
| Proposed Use (e.g. permanent residential, home-based business)   | RESIDENTIAL                                    |
| Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes <sup>2</sup> or no) | NO   |

<sup>1</sup> Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification

<sup>2</sup> 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        |
| 3.28(c)                          | 25% = 1.7m              | 33.3% 2.28m           | 0.5M 8.45%      |
| WATER YARD                       | 30M                     | 17.3 (S)              |                 |
|                                  |                         | 19.6 (N)              |                 |
| EXPANSION AND RECONSTRUCTION     |                         | 3.28                  |                 |

**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)

THE EXISTING COTTAGE IS LEGAL-NON CONFORMING, FOR ALL SIDE AND WATER SETBACKS.  
 THE EXISTING COTTAGE IS BEYOND REASONABLE REPAIR AS PER ENCLOSED ENGINEERS REPORT.  
 THE OWNERS WISH TO REMOVE THE OLD COTTAGE AND REPLACE WITH NEW.  
 EXISTING FOOTPRINT IS THE ONLY POSSIBLE LOCATION ON THE LOT.  
 SHED BESIDE HOUSE TO BE REMOVED  
 OTHER SHEDS TO MOVE INTO COMPLIANCE OR BE REMOVED.

**7.0 Property Characteristics, Access and Servicing Information**

|              |                        |  |
|--------------|------------------------|--|
| Lot Area     | 981.025 m <sup>2</sup> | (acres, hectares, ft <sup>2</sup> , m <sup>2</sup> ) |
| Lot Depth    | 64.59 +/- m            | (feet/metres)  |
| Lot Frontage | 15.52 m                | (feet/metres)  |

|  |  |                                       |    |                                   |
|--|--|---------------------------------------|----|-----------------------------------|
| <b>Access to Subject Property –</b>  |  | <input 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:   |  | WHITE LAKE RD W                       |    |                                   |
| <b>If access to the land is by water only:</b>                             |  |                                       |    |                                   |
| 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. **PHOTOS IN THE ENGINEERS REPORT**

ROAD SIDE HAS A SLOPE TO ABOUT 1/3 LOT DEPTH.  
 FLAT-ISH WHERE SEPTIC AND COTTAGE SIT.  
 SLOPED TO THE LAKE FROM FRONT OF THE COTTAGE.  
 ALL LANDS TO EITHER SIDE ARE HOUSES AND COTTAGES

- PHOTOS IN THE ENGINEERS REPORT.  
 - SITE AND BUILDING PHOTOS ALSO IN ARCHEOLOGY REPORT

|   |  |
|---|--|
| <b>Water Supply</b>   | Please identify the type of water supply serving the subject property:   |
| <input checked="" type="checkbox"/> Existing<br><input type="checkbox"/> Proposed | <input checked="" type="checkbox"/> Privately-owned/operated individual well<br><input type="checkbox"/> Privately-owned/operated communal well<br><input type="checkbox"/> Publicly-owned/operated piped water system<br><input type="checkbox"/> Lake or other water body<br><input type="checkbox"/> Other (specify): _____ |

*DRILLED WELL UP BY THE ROAD*

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

|  |   |
|--|---|
| <b>Sewage Disposal</b>   | Please identify the type of sewage disposal serving the subject property:   |
| <input type="checkbox"/> Existing<br><input type="checkbox"/> Proposed | <input checked="" type="checkbox"/> Privately-owned/operated individual septic system<br><input type="checkbox"/> Privately-owned/operated communal septic system<br><input type="checkbox"/> Publicly-owned/operated sanitary sewage system<br><input type="checkbox"/> Privy<br><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<br>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           | 87.6 m <sup>2</sup> | 87.6 m <sup>2</sup> | ①                 | 10.05M | 10.36m | 3.65M  | UNKNOWN          |
| SHED              | 7.43 m <sup>2</sup> | 7.43 m <sup>2</sup> | ①                 | 2.41'  | 1.82'  | 2.1m   | UNKNOWN          |
| SHED              | 5.57 m <sup>2</sup> | 5.57 m <sup>2</sup> | ①                 | 3.04   | 2.4    | 2.1m   | UNKNOWN          |
| SHED              | 2.74 m <sup>2</sup> | 2.74 m <sup>2</sup> | ①                 | 1.51   | 1.8    | 2 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) | 87.6 m <sup>2</sup>   | 8.9%     |
| Accessory Structures 3 SHEDS  | 15.74 m <sup>2</sup>  | 1.6%     |
| Total                         | 103.34 m <sup>2</sup> | 10.5%    |

**Proposed Structures (in metric)**

| Type of Structure | Ground Floor Area    | Gross Floor Area      | Number of Storeys | Length | Width | Height |
|-------------------|----------------------|-----------------------|-------------------|--------|-------|--------|
| HOUSE             | 105.9 m <sup>2</sup> | 158.85 m <sup>2</sup> | 2                 | 12.19m | 9.14m | 6.52m  |
|                   |                      |                       |                   |        |       |        |
|                   |                      |                       |                   |        |       |        |

**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                    | 87.6 m <sup>2</sup> | 105.9 m <sup>2</sup> |
| Bedrooms              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Number                  |                     |                      |
| Bathrooms             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Number                  | ①                   | ②                    |
| New Plumbing Fixtures | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Number of Fixtures      | 4 pc / KITCHEN      | 2-4 pc / KITCHEN     |

**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)                        |
|-------------------|----------------|---------------|-------------------|---------------|-------------------|--|
| HOUSE             | —              | 36.37         | 3.93<br>0.89 1.27 | 4.73<br>3.97  | 17.2<br>17.5 18.4 |  |
| 2 SHEDS           | —              | 26.27         | 0.71              | 12m +/-       | 30m +/-           | TO BE MOVED INTO COMPLIANCE OR REMOVED |
| 1 SHED            |                | 35.2 +/-      | 0                 | 0             | 23 +/-            |  |
|                   |                |               |                   |               |                   | TO BE REMOVED                          |

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) |
|-------------------|----------------|---------------|---------------|---------------|------------|-----------------|
| HOUSE             | —              | 31.5          | 1.12<br>0.07  | 5.01<br>4.08  | 15, 17, 18 |                 |
|                   |                |               |               |               |            |                 |
|                   |                |               |               |               |            |                 |

**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 AUTHORIZATION*

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.

    *KEN CURRITO*      
Owner/Applicant/Agent Signature

    *APRIL 1/26*      
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**14.0 Access to Property:**

I/We     *KEN CURRITO*    , 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*] \_\_\_\_\_.

          
Owner/Applicant/Agent Signature

    *April 1/26*      
Date

**15.0 Declaration of Applicant:**

I/We KEN CURPITE of the TWSP OF DUMMER in the  
(name of owner(s)/agent(s) (city in which you reside)

COUNTY OF PETERBOROUGH in ONTARIO CANADA 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 1 day of APRIL, 2026

Stephanie Rochelle Mann, a Commissioner, etc., Province of Ontario, for D.M. Wills Associates Limited. Expires June 17, 2028.

Signature of Commissioner, etc.

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

[Redacted Signature] Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

This application must be accompanied by the appropriate fee (see the User Fees and Charges Schedule) 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, KSN CURRIE, 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] \_\_\_\_\_, 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 1 day of April, 2026.

Stephanie Rochelle Mann, a Commissioner, etc., Province of Ontario, for D.M. Wills Associates Limited. Expires June 17, 2028.

Signature of Commissioner, etc.

**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.

Ken Currie  
880 Douro Second Line  
Douro Dummer, On  
K0L 2H0  
705-977-5561  
[ckr5610@hotmail.com](mailto:ckr5610@hotmail.com)

I/We Pam and Lisa Mowat have authorized RDCC (Ken Currie) to act on my/our behalf for purposes of obtaining any Permits/Information/Minor Variance/Rezoning pertaining to my property.

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

For the purpose of: OBTAINING A MINOR VARIANCE  
AND BUILDING PERMITS, ORCA, SEPTIC,

I/We also give permission for the above noted agent to use photos of the above mentioned property marketing/media purposes

Yes

No

**Disclaimer**

*RDCC nor Ken Currie are not responsible for work carried out by the property owner(s), General Contractor(s), and or Sub contractor(s) on or at the above noted property and therefor shall to the fullest extent permitted by law, the property owner, assigns, or others having interest, shall indemnify, hold harmless, and defend, RDCC and Ken Currie from and against all claims, damages, losses and expense, including, but not limited to, Attorney's fees, Charges and Expenses arising out of, or resulting from performance or non-performance, by the property owner(s), General Contractor(s), Sub Contractor(s) or any others having an interest. RDCC nor Ken Currie, are not responsible for arranging any inspections of any kind. RDCC is not liable for any studies, fees, or expenses, incurred, for any reason.*  
**Authorized Signature(s) – If there are names listed on the tax bill or deed as owners, a signature must be provided for each name listed.**

I have read and fully understand and agree to this Disclaimer and give all above noted permissions \_\_\_\_\_ RDCC

Signature \_\_\_\_\_

Date May 26/25

Signature \_\_\_\_\_

Date May 26/25



## Township of Douro-Dummer

### Planning Application Costs Acknowledgement Form

I/We, KEN CURRIE  
[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 1 day of APRIL, 2026

[Redacted Signature]

Owner/Applicant/Agent Signature

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