



Office Use Only

File No.	A- 03-25
Variance from By-law No.	10-1996
Date Submitted	December 9, 2025
Date Fee Received	December 9, 2025
Date Application Deemed Complete	December 17, 2025
Roll No.	1522-020-005-16400

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): *Robert John Porteous Jeanette Porteous*
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: _____

Email: _____

Phone: (home) N/A

Phone: (work) N/A

Phone: (cell)

Fax: _____

2.0 Agent Information

Authorized Agent (if any): _____

Address: _____

Email: _____

Phone: (home) _____

Phone: (work) _____

Phone: (cell) _____

Fax: _____

3.0 Legal Description/Location of the Subject Land

County <i>of Peterborough</i>	Township <i>Douro Dummer</i>	Ward (Former Township) <i>Dummer</i>
Concession Number(s)	Lot Number(s)	Legal Description: <i>CON 6 PT LOT 28</i>
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 2121 White Lake Road West
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? NO
Date subject land was purchased by current		<i>April 1st 2022</i>

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial)	<input checked="" type="checkbox"/> <i>RU</i> Lakeshore Residential
Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR))	<input checked="" type="checkbox"/> <i>RU</i> Shoreline Residential (SR)
Existing Use (e.g. seasonal residential, commercial, open space)	<input checked="" type="checkbox"/> <i>residential</i> Environmental Conservation-1 (EC-1)
Length of Time Existing Uses have continued	<i>60 yrs</i>
Proposed Use (e.g. permanent residential, home-based business)	<i>permanent residential</i>
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes ² or no)	<i>No</i>

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
6.2.1 H	30 m	9.1 m	
6.2.1 E	6 m	0.83 m	
6.2.1 K	15 1/2	27.3 1/2	
3.28 3.1			

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)

purpose of Minor Variance application is to facilitate the reconstruction of an existing Sunroom with the same building footprint. The development will also include additional basement floorspace beneath the sunroom.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	596.4 m ²	(acres, hectares, ft ² , m ²)
Lot Depth	35' 38.1 m	(feet/metres)
Lot Frontage	15.1 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:		
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.

Details can be found in Scoped Environmental study with application documents

Water Supply: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Please identify the type of water supply serving the subject property: <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): _____
Storm Drainage: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Please identify the type of storm drainage serving the subject property: <input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other (specify): _____
Sewage Disposal: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Please identify the type of sewage disposal serving the subject property: <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
Dwelling	131.4 ^{m²}	262.8 ^{m²}	1				1965
Sunroom	24 ^{m²}		1				1965
Attached Deck	7.1 ^{m²}		1				1965

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)	27.3 %	27.3 %
Accessory Structures		
Total		27.3 %

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Same as above						

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		200 SQ FT
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)
Dwelling		13.06 ^{m²}	0.55 ^{m²}	0.76 ^{m²}		
Sunroom			7.17 ^{m²}	0.83 ^{m²}	9.1 m	

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)

submitted to Darrow Dummer Township
Same as above

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.

All documentation on preconsultation checklist have been forwarded to Darrow Dummer Township

12.0 Authorization by Owner: N/A

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

Signature _____

Date _____

Signature _____

Date _____

13.0 Freedom of Information:

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.

Owner/Applicant/Agent Signature

9th Dec 2025



Date

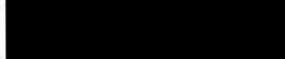
Owner/Applicant/Agent Signature

9th Dec 2025

Date

14.0 Access to Property:

I/We Jeanette Porteous, 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] 2121 White Lake Rd West Duro Dummer



Owner/Applicant/Agent Signature

9th December 2025

Date

15.0 Declaration of Applicant:

I/We Robert John Porkous, Jeannett Porkous of the Douro Dummer in the
(name of owner(s)/agent(s)) (city in which you reside)

County of Peterborough in Ontario
(County/Upper-tier municipality, if applicable) (Province/Territory)
solemnly
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 9th day of December, 2025.

Signature of Commissioner, etc.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

**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 \$1610.00 plus the ORCA Fee to be paid in cash, Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer.

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

File Name/No. _____
Roll No. _____

Affidavit

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

I (We) Robert John & Jeanette Porteous, 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).

Declared before me at the Township of
Douro-Dummer in the County of Peterborough
this 9th day of December, 2025.

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

Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

Signature of Commissioner, etc.

Note: Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Robert John & Jeannette Porteous
[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 9th day of December, 2025.

[Redacted]

[Redacted]

Owner/Applicant/Agent Signature

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