



Planning Memo

To: Amanda Timmermans, D.M. Wills
Planning Department for the Township of Douro-Dummer

From: Laura Stone, Planner

Date: April 7, 2026

Re: **Addendum to Minor Variance Application Planning Justification Report for 2089 White Lake Road, dated February 4, 2026**

This letter has been prepared as supplemental information in support of the Application for Minor Variance to permit the expansion and redevelopment of an existing dwelling that will exceed the permitted 25% limit of Section 3.28.1(c) of the Comprehensive Zoning By-law. Further, relief is required from Section 3.28.1 which proposes reconstruction and enlargement, where only one is permitted by by-law.

In regards to Section 3.28.1.c) the Four Tests of the Minor Variance are met as follows:

1. The request for relief is considered minor in that the proposed expansion of the dwelling is 33.3%, where 25% is permitted. The increase takes place largely on the footprint of the existing dwelling and does not further impede any setbacks (water, side yard).
2. The requests for relief is considered appropriate and desirable in that the proposed expansion, as mentioned, is to be located generally on the same footprint of the existing dwelling. The dwelling is considered to be legal non-conforming and the proposed development improves the existing side yard setback and does not further encroach towards the water. Finally, the proposed expansion is taking place outside of the mapped floodplain.
3. The request for relief is considered to be in keeping with the intent of the Official Plan for the County of Peterborough in that dwellings and their expansion are permitted in the Lakeshore Residential designation.
4. The request for relief is considered to be in keeping with the intent of the Comprehensive Zoning By-law in that an expansion of a legal non-conforming dwelling is permitted.

In regards to Section 3.28.1 of the Zoning By-law, the Four Tests of the Minor Variance are met as follows:

1. The request for relief is minor in that the proposed reconstruction and enlargement of the dwelling are taking place on generally the same footprint as the existing dwelling. An accompanying engineering report indicates that the existing dwelling is not suitable for an expansion alone.
2. The request for relief is desirable and appropriate in that, as mentioned, the existing dwelling is considered to be not structurally sound and requires reconstruction. The expansion of the footprint maintains the general area of development that exists on the property.
3. The request for relief is considered to be in keeping with the intent of the Official Plan for the County of Peterborough as dwellings and their expansion and redevelopment are permitted, via the member Township's Zoning By-law, in the designation of Lakeshore Residential.
4. The request for relief is considered to be in keeping with the intent of the Comprehensive Zoning By-law in that the uses of a dwelling is permitted on this property.

Section 3.28.1 and Section 3.28.1.c) have been measured against the Provincial Planning Statement and are found to be in conformity with said policies. Please see the Planning Justification Report for details.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'L. Stone', written in a cursive style.

Laura Stone, Planner/Director