



Office Use Only	
File No.	A-04/24
Variance from By-law No.	10-1996, amended
Date Submitted	Nov. 19/24
Date Fee Received	NOV. 19/24
Date Application Deemed Complete	
Roll No.	020-003-30900

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): Scott Pind, Shaylene Pind, Gavin Black, Elise Black
(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): _____

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) Dummer
Concession Number(s) 2	Lot Number(s) 19	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 1452 3rd line road North Dummer	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? No	
Date subject land was purchased by current		May 23, 2024	

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation ¹ (e.g. Rural, Hamlet, Commercial)	Rural
Zoning Classification ¹ (e.g. Rural (RU), Hamlet (HR))	Ru
Existing Use (e.g. seasonal residential, commercial, open space)	Residential
Length of Time Existing Uses have continued	Unknown
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 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
3.39.4 (iv)	Maximum ground floor area Not to exceed 70 percent	Allow for 1800 sq ft	Approx 1100 bigger than Farmhouse main floor

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)

We pre purchased a 1800 sq ft "barndaminium" house without knowing that secondary units had to be smaller than original farmhouse on property. We are asking for relief of size of secondary unit to build house for my wife and myself and two kids. My other daughter and husband will reside in existing farmhouse. I feel the new structure fits in well with the other structures on property.

7.0 Property Characteristics, Access and Servicing Information

Lot Area	2 375746 ft2	(acres, hectares, ft ² , m ²)
Lot Depth	2339.30 ft	(feet/metres)
Lot Frontage	1015.58 ft	(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:	3rd Line Road North Dummer			
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.

The proposed area where the new house build is occurring is very flat at top of property. It has no impact on Low lying areas of property. Or a has been notified and approved this. All buildings on property are up on the hill

Not impacting any other natural features or low lying areas.

With the remaining property, a small hobby farm is being run.

Water Supply:	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): <u>Existing well for farmhouse; already have permit for new well for new build</u>
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	

Storm Drainage:	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): _____
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	

Sewage Disposal:	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): <u>Existing septic for farmhouse; separate septic for new build</u>
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<p>If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No</p> <p>Permit Number: <u>DD-2024-0133</u></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
Carport	100.3 m2	Same	1	13.7m	7.3m	6.4m	Unknown
Workshop	29.7m2	Same	1	4.9m	6.1m	4.6m	Unknown
Storage shed	171.9m2	Same	1	15.2m	11.3m	6.7m	Unknown
Chicken coup	22.3m2	Same	1	3.7m	6.1m	3.7m	Unknown
House	109.7m2	502.6m2	2	8.2m	7.1m	9.0 m	Unknown
Barn	274.1m2			21.6m	25.0m	8.8m	

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)	109.9.7m2 /0.05%	167.23m2/0.07%
Accessory Structures	598.3m2/0.27%	
Total	708m2	875.23m2

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
New residential dwelling	167.23m2	Same	1	5.57m	3.72m	4.5m

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		1800 sq ft
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number		4
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number		2
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures		7

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)
Carport	96.6m	602.7m	107.0m	195.2m		
House	88.4m	616.4m	83.5m	219.0m		
Barn	132.6m	558.8m	132.3m	147.1m		
Workshop	110.3m	597.8m	84.4m	219.0m		
Storage shed	145.1m	556.7m	99.1m	195.2m		
Chicken coop	129.6m	577.4m	164.6m	141.3m		

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)
New residential	48.6m	646.2m	49.8m	247.6m		

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 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 Scott POND, being the owner(s) of the subject land, hereby, authorize Scott POND to be the applicant in the submission of this application.

Signature [Redacted]
Signature _____

Date Nov 19 / 2024
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.

[Redacted]
Owner/Applicant/Agent Signature

Nov 19 / 2024
Date

Owner/Applicant/Agent Signature

Date

14.0 Access to Property:

I/We Scott POND, 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] 1452 3rd Line Rd North Bay

[Redacted]
Owner/Applicant/Agent Signature

Nov 19 / 24
Date

* Guard dogs on property - call ahead.

15.0 Declaration of Applicant:

I/We Scin Pump of the Douro / Dummer in the
(name of owner(s)/agent(s) (city in which you reside)
Peterborough in Ont 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 19 day of Nov, 2024.

[Redacted Signature]

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

[Redacted Signature]

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. _____

Affidavit

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

I/We, Susan Pina, 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 19 day of Nov, 2024.

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

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, Sam Pilon
[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 19 day of Nov, 2024.



Owner/Applicant/Agent Signature

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