



Office Use Only	
File No.	A- <u>05-24</u>
Variance from By-law No.	_____
Date Submitted	_____
Date Fee Received	_____
Date Application Deemed Complete	_____
Roll No.	<u>010-001-23300</u>

### 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): Chris Petraitis  
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: 3796 Hwy 28  
Douro Dummer, ON  
K0L 2H0

Phone: (home) \_\_\_\_\_  
Phone: (cell) \_\_\_\_\_

Email: \_\_\_\_\_  
Phone: (work) \_\_\_\_\_  
Fax: \_\_\_\_\_

#### 2.0 Agent Information

Authorized Agent (if any): Laura Stone, One Community Planning Inc.

Address: Box 50006  
RPO Lansdowne Peterborough  
K9J 8E1

Phone: (home) \_\_\_\_\_  
Phone: (cell) \_\_\_\_\_

Email: laura@oneplanning.ca  
Phone: (work) \_\_\_\_\_  
Fax: \_\_\_\_\_

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

County <i>Peterborough</i>	Township <i>Douro-Dummer</i>	Ward (Former Township) <i>Douro</i>
Concession Number(s) <i>4</i>	Lot Number(s) <i>25</i>	Legal Description:
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <i>3796 Hwy 28</i>
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <i>NO</i>
Date subject land was purchased by current		<i>Unknown</i>

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

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

<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
<i>3.2.1(d)</i>	<i>15 m to private road</i>	<i>3m</i>	<i>12 m</i>
<i>3.1.3</i>	<i>lot coverage 5%</i>	<i>5.91%</i>	<i>0.91%</i>
<i>4.2.1(j)</i>	<i>max lot cov. 15%</i>	<i>16.27%</i>	<i>1.27%</i>

**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)

Please see Planning Justification Report

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

<b>Lot Area</b>	<sup>LC</sup> <del>101078</del> 10245.2 m	(acres, hectares, ft <sup>2</sup> , m <sup>2</sup> )
<b>Lot Depth</b>	32m	(feet/metres)
<b>Lot Frontage</b>	32m	(feet/metres)

<b>Access to Subject Property –</b>		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round		<input type="checkbox"/> Private Road		
<input type="checkbox"/> County Road		<input type="checkbox"/> Right-of-way		
<input checked="" type="checkbox"/> Provincial Highway Highway 28		<input type="checkbox"/> Water		
<input type="checkbox"/> Other public road (Specify):				
Name of Road/Street: Highway 28				
<b>If access to the land is by water only:</b>				
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.

Location of overhead wires and well restrict location of proposed garage.

<b>Water Supply:</b>	Please identify the type of water supply serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<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): _____

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

<b>Sewage Disposal:</b>	Please identify the type of sewage disposal serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<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	93.27	93.27	1	-	-	1 storey	unknown
Deck	3.72	3.72	1	-	-	-	unknown
Shed	10.77	10.77	1	-	-	1 storey	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)	9.96% + deck = 10.35%	10.35%
Accessory Structures	1.15%	5.91%
Total	11.5%	16.27%

**Proposed Structures (in metric)**

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Garage	44.59	44.59	1	7.3	6.1	1 storey

**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)
Dwelling	15.14m	1.18m	5.09	15.63	-	-

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)
Garage	20.37	3.04	3.05	-	-	-

**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.

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

December 10 '24  
Date

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

\_\_\_\_\_  
Date

**14.0 Access to Property:**

I/We Laura Stone (agent), 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

December 10, 2024  
Date



## Township of Douro-Dummer

### Planning Application Costs Acknowledgement Form

I/We, Laura Stone  
[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 12 day of December, 2024

  
Owner/Applicant/Agent Signature

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



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, Laura Stone, 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] Public Meeting, 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 12 day of December, 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

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

**15.0 Declaration of Applicant:**

I/We Laura Stone of the Twp of Asphedel-Norwood in the  
(name of owner(s)/agent(s) (city in which you reside)  
County of Ptbo in 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 12 day of December, 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.



**Letter of Authorization**  
**3796 Highway 28, Township of Douro-Dummer**

I/we Christopher Petrattis, hereby authorize One Community Planning Inc. to proceed with the Minor Variance Application and to work with the Township of Douro-Dummer on my/our behalf.

Dated this 5 day of November, 2024.

Signed

  
\_\_\_\_\_

Name

Christopher petrattis  
\_\_\_\_\_