Office Use Only	
File No.	A- 07-26
Variance from By-law No.	10-1996
Date Submitted	Aug. 27/26
Date Fee Received	Jul. 23/26
Date Application Deemed Complete	
Roll No.	1522-020-003-22809

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): Liam & Alissa Hiland

(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [redacted]

Email: [redacted]

Phone: (home) ____ Phone: (work) ____

Phone: (cell) [redacted] Fax: ____

2.0 Agent Information

Authorized Agent (if any): CRAIG McFARLANE

Address: [redacted]

Email: cmcfarlane@linwoodhomes.com

Phone: (home) ____ Phone: (work) ____

Phone: (cell) [redacted] Fax: ____

3.0 Legal Description/Location of the Subject Land

County	Township	Ward (Former Township)
PETERBOROUGH	DOURO - DUMMER	DUMMER.

Concession Number(s)	Lot Number(s)	Legal Description:
CONC 1	PART LOT 29	ROLL# 1522-020-003-22809
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address:
RP 45R 343	29	162 BRYSON ROAD
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?
45R-343	45 AND 44	NO
Date subject land was purchased by current		SEPT 2021

4.0 Land Use, Zoning and Official Plan Designation

Criteria:	Subject Property
Official Plan Designation[1] (e.g. Rural, Hamlet, Commercial)	SHORELINE RESIDENTIAL
Zoning Classification[1] (e.g. Rural (RU), Hamlet (HR))	LIMITED SERVICE RESIDENTIAL
Existing Use (e.g. seasonal residential, commercial, open space)	RESIDENCE
Length of Time Existing Uses have continued	SINCE SEPT 2021
Proposed Use (e.g. permanent residential, home-based business)	PERMANENT 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
22.254.10	30m	25.34m	4.66m
*	15.%	15.65 %	.65%

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)

Reconstruction of existing deck, including replacement of deteriorated foundation posts and deck Boards
Enlargement of deck and reconstruction of stairs
Construction of covered porch over deck
Associated roof framing, removing leaking skylights and re roofing that area

7.0 Property Characteristics, Access and Servicing Information

Lot Area	2,414.44 sqm	(acres, hectares, ft², m²)
Lot Depth	79.19 m	(feet/metres)
Lot Frontage	31.9 m	(feet/metres)

Access to Subject Property –	☑ Existing or ☐ Proposed
☑ Municipal Road – maintained year round	☐ Private Road
☐ County Road	☐ Right-of-way
☐ Provincial Highway	☐ Water
☐ Other public road (Specify):	
Name of Road/Street:	162 BRYSON ROAD

If access to the land is by water only –	
Where are parking and docking facilities:	NA
Approximate distance from subject land:	NA
Approximate distance from nearest public road:	NA.

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.

PROPERTY COMPLETELY LANDSCAPED BY PROFFESIONALS.
FAIRLY LEVEL LOT WITH SLIGHT SLOPE ON EITHER SIDE OF DWELLING
PROPERTY WILL NOT BE AFFECTED BY CONSTRUCTION TO DWELLING.

Water Supply:

☑ Existing
☐ Proposed

Please identify the type of water supply serving the subject property:

☑ Privately-owned/operated individual well
☐ Privately-owned/operated communal well
☐ Publicly-owned/operated piped water system
☐ Lake or other water body
☐ Other (specify): _____

Storm Drainage:

☑ Existing
☐ Proposed

Please identify the type of storm drainage serving the subject property:

☐ Sewers ☐ Ditches ☑ Swales
☐ Other (specify): _____

Sewage Disposal:

☑ Existing
☐ Proposed

Please identify the type of sewage disposal serving the subject property:

☑ Privately-owned/operated individual septic system
☐ Privately-owned/operated communal septic system
☐ Publicly-owned/operated sanitary sewage system
☐ Privy
☐ Other (specify): _____

If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? ☐ Yes or ☐ 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
HOME	221.51 m^2	379.44 m^2	1	23.21 m	24.08 m	9m	1960
GARAGE	48.31 m^2	48.31 m^2	1	6.1 m	7.92 m	5m	1992
BOATHOUSE	35.67 m^2	35.67 m^2	1	4.88 m	7.32 m	3.5m	1962
* DECK	43.51 m^2	43.51 m^2	1	11.89 m	3.66 m	3.0m	2008

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)	221.51 m^2 / 9.15%	221.51 m^2 / 9.15%
Accessory Structures	127.49 m^2 / 5.27%	155.92 m^2 / 6.44%
Total	349.00 m^2 / 14.42%	377.43 m^2 / 15.6%

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
NEW DECK	72.92 m^2	72.92 m^2	1	15.63 m	6.45 m	3M OFF GROUND

Will the proposal add any of the following?

	Yes	No	If yes, please provide	Existing	Proposed
Total Living Area	☐	☑	**Size**		
Bedrooms	☐	☑	**Number**		
Bathrooms	☐	☑	**Number**		
New Plumbing Fixtures	☐	☑	**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)

Existing Structures	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Waterfront yard	Other (specify)
HOME	27.73m	20.3m	5.08m	1.9m	20.3m	
GARAGE	4.02m	67.2m	2.16m	20.77m	67.2m	
BOATHOUSE	71.2m	0.77m	0.89m	25.9m	0.77m	
* DECK	38.8m	26.7m	4.41m	12.2m	26.7m	

Please place an asterisk (*) beside any existing structure that will be demolished.

Proposed Structures (in metric)

Proposed Structures	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Waterfront yard	Other (specify)
NEW DECK	38.8m	24.47m	4.41m	9.78m	24.47m	

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)	☐	☑		
Consent (Severance) (Section 53)	☐	☑		
Minor Variance (Section 45)	☑	☐		
Other:	☐	☑		

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 Liam & Alissa Hiland, being the owner(s) of the subject land, hereby, authorize CRAIG McFARLANE to be the applicant in the submission of this application.

Signature [redacted] Date June 7, 2026

Signature [redacted] Date June 7, 2026.

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 — June 7, 2026 Date

[redacted]
Owner/Applicant/Agent Signature — June 7, 2026 Date

Craig McFarlane

14.0 Access to Property:

I/We Liam & Alissa Hiland, 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*] 162 Bryson Rd, Dano-Dunmer

[redacted]
Owner/Applicant/Agent Signature — June 7, 2026. Date

15.0 Declaration of Applicant:

I/We CRAIG McFARLANE of the Douro-Dummer in the
(name of owner(s)/agent(s)) (city in which you reside)

Peterborough 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 6 day of July, 20 26

[redacted]

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]

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. 1522020003228 09

Affidavit

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

I/We, Craig McFarlane, 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]* July 6, 2026, 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 6 day of July, 2026.

[redacted]

Signature of Commissioner, etc.

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

[redacted]

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.

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

Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, CRAIG McFARLANE
[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 6 day of July, 2026

[redacted]
Owner/Applicant/Agent Signature

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