



Office Use Only	
File No.	R-01-23
Date App. Submitted	March 13, 2023
Application Fee	\$1,600.00
Date Fee Received	Feb. 21, 2023
Date Application Deemed Complete	March 14, 2023
Roll No.	020-004-14400

**Township of Douro-Dummer Application for  
Amendment to Zoning By-law #10-1996, as amended**  
(Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended)

**1.0 Applicant Information**  
Registered Owner(s): Carveth's Marina Ltd.  
*(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)*

Address: c/o Randy Hauth  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Other Information – Charges Against the Land**  
If known, the name(s) and address(es) of holder(s) of any mortgages, charges or other encumbrance(s) in respect of the subject land: Business Development Bank of Canada and Anthony and Jessie Hauth

**4.0 Legal Description/Location/Property Characteristics/Access to Subject Land:**

County <b>Peterborough</b>		Township <b>Douro-Dummer</b>	Ward (Former Township)
Concession Number(s) <b>3</b>	Lot Number(s) <small>PT LT 28-29</small>	Legal Description: <small>Severed Property 1. PT LTS 28-29 CON 3 PT 2 45R-17389, TOWNSHIP OF DOURO-DUMMER Severed Property 2. PT LT 29 CON 3 PT 1 45R-17389, TOWNSHIP OF DOURO-DUMMER</small>	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <b>Birchview Road</b> <span style="float: right;"><i>RH</i> RH</span>	
Reference Plan No: <b>45R-17389</b>	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		<b>March 29, 1978</b>	

**4.1 Dimensions of the Subject Land**

Frontage: <input type="checkbox"/> Water: _____ <input checked="" type="checkbox"/> Road: <b>89.92 m per lot</b>	Depth: <input type="checkbox"/> Min: _____ <input checked="" type="checkbox"/> Max: <b>45.02 m per lot</b>	Area: <b>8094 sq. m in total (each lot: 4047 sq. m)</b>
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**4.2 Access to the Subject Land**

<b>Access to Subject Property –</b>		<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:		<b>Birchview Road</b> <span style="float: right;"><i>RH</i> RH</span>		
<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:				



**5.0 Official Plan Designation and Zoning**

RH  
RH

Official Plan Designation: Commercial, Rural and Environmental Constraints. The area subject to the rezoning is designated Rural.

Please provide an explanation of how the application for rezoning will conform to the Official Plan  
There will be no changes to the existing land use.

Zoning By-law Designation: Commercial Tourist Zone (CT) and Rural Zone (RU). The area subject to the rezoning is zoned (RU).

Is the subject land in an area where zoning conditions apply?  Yes  No. If yes, please explain how the application conforms to the Official Plan policies relating to zoning with conditions: \_\_\_\_\_

**5.1 Density and Height Requirements**

Are there minimum and maximum density requirements on the property:  Yes  No  
If Yes, what are they and are they being met? \_\_\_\_\_

Are there minimum and maximum height requirements on the property:  Yes  No  
If Yes, what are they and are they being met? \_\_\_\_\_

**6.0 Purpose of the Application**

Please describe the nature and extent of the rezoning request: The Applicant has acquired consent to sever two lots.

Pursuant to condition 5 of the consent applications B-90-21 and B-91-21, the applicant is required to apply for a rezoning amendment to Holding (H) provisions for the severed lots, subject to approval of site plan and agreement in accordance with the Township of Douro-Dummer Site Plan Control By-Law 2002-71.

Please explain the reason for the requested rezoning: Pursuant to condition 5 of Consent Application B-90-21 and B-91-21, the Township requires the Applicant apply for a rezoning amendment to Holding (H) provisions for the two severed lots.

**7.0 Settlement/Employment Areas**

Does the application propose to implement or alter a boundary of an area of settlement:

Yes  No If Yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter? \_\_\_\_\_

Does the application propose to remove land from an area of employment (Hamlet or Special Industrial properties):  Yes  No If Yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter? \_\_\_\_\_

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

<b>Water Supply:</b>	<p>Please identify the type of water supply serving the subject property:</p> <p><input checked="" type="checkbox"/> Privately-owned/operated individual well <span style="float: right;"><i>RH</i></span></p> <p><input type="checkbox"/> Privately-owned/operated communal well</p> <p><input type="checkbox"/> Publicly-owned/operated piped water system</p> <p><input checked="" type="checkbox"/> Lake or other water body</p> <p><input type="checkbox"/> Other (specify): _____</p>
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	

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

<b>Sewage Disposal:</b>	<p>Please identify the type of sewage disposal serving the subject property:</p> <p><input checked="" type="checkbox"/> Privately-owned/operated individual septic system <span style="float: right;"><i>RH</i></span></p> <p><input type="checkbox"/> Privately-owned/operated communal septic system</p> <p><input type="checkbox"/> Publicly-owned/operated sanitary sewage system</p> <p><input type="checkbox"/> Privy</p> <p><input type="checkbox"/> Other (specify): _____</p>
<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 Peterborough Public Health? <input type="checkbox"/> Yes    or    <input checked="" type="checkbox"/> No <span style="float: right;"><i>RH</i></span></p> <p style="text-align: right;">Permit Number: _____</p> <p>Does the application permit development on Privately-owned/operated individual or communal septic systems and more than 4500 Litres of effluent would be produced per day as a result of the development being completed? (this is usually anything above or beyond a regular single family dwelling)</p> <p><input type="checkbox"/> Yes    or    <input checked="" type="checkbox"/> No <span style="float: right;"><i>RH</i></span></p> <p>If yes, the following are required:</p> <p>a) A servicing options report    Date received: _____</p> <p>b) A hydrogeological report    Date received: _____</p>

<b>Source Water Protection Area:</b>	<p>Is your property within a vulnerable area as defined by the Source Water Protection Plan?    <input type="checkbox"/> Yes    or    <input checked="" type="checkbox"/> No <span style="float: right;"><i>RH</i></span></p> <p>If yes, have you attached the required clearance notice from the Risk Management Official with your application?    <input type="checkbox"/> Yes    or    <input type="checkbox"/> No</p>
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**9.0 Existing and Proposed Uses and Structures:**

*RH*

What is the subject land currently used for? Marina/tree lot

How long have the existing uses of the subject land continued? since March 29, 1978

What are the proposed uses of the subject land? residential

*RH*

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 will be required.

**Existing Structures** (in metric) - *Not Applicable*

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed

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

**Proposed Structures** (in metric) - *Not Applicable*

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

**Will the proposal add any of the following?** - *Not Applicable*

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input type="checkbox"/>	Size		
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number		
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number		
New Plumbing Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures		

**10.0 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 will be required.

**Existing Structures (in metric) - Not Applicable**

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)

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

**Proposed Structures (in metric) - Not Applicable**

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)

**Note:** Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township's Zoning By-law 2010-55.

**Lot Coverage (in metric and percentage) - Not Applicable**

	Existing	Proposed
Principle Use (i.e. Dwelling)		
Accessory Structures		
Total		

**11.0 Other Information: - Not Applicable**

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary along with any required studies.

**12.0 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 type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-90-21 & B-91-21	-Notice of Decision granted July 20, 2022
Minor Variance (Section 45)	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>		

**13.0 Provincial Plans**

Is the application consistent with the Provincial Policy Statements?  Yes or  No

Is the subject property within an area of land designated under any provincial plan(s)?  Yes or  No  
**(Growth Plan applies to the entire County of Peterborough)**

If yes, does the application conform to or meet the intent of the provincial plan(s)?  Yes or  No

**14.0 Public Consultation Strategy:**

Please provide a description of the Public Consultation Strategy that will be used by the applicant during the zoning by-law amendment process to ensure that the public is consulted, please attached additional pages if needed:

The Applicant will post the required sign for the rezoning and will be available to answer questions.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**15.0 Authorization by Owner to Appoint an Agent:**

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 \_\_\_\_\_

**16.0 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

Feb. 6, 2023  
Date

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

\_\_\_\_\_  
Date

**17.0 Access to Property:**

I/We Randy Hauth, hereby, authorize the members of the Council of the Township of Douro-Dummer or their agent(s)/representative(s) to attend at the subject property located at [insert address].

  
Owner/Applicant/Agent Signature

Feb. 6, 2023  
Date





**18.0 Declaration of Applicant:**

I/We Randy Hauth of the Village of Lakefield in the  
(name of owner(s)/agent(s) (city/town/township in which you reside)  
County of 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 Town of Lindsay  
~~Douro-Dummer~~ in the County of Peterborough City of Kawartha Lakes  
this 6 day of Feb, 2023.  
**To be signed in the presence of a Commissioner for taking affidavits**

  
Signature of Commissioner, etc.  
**Angus James McNeil**  
*Barrister, Solicitor, Notary*

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

This application must be accompanied by the Township of Douro-Dummer Zoning By-law Amendment Fee (\$1500.00) plus the ORCA Fee in cash, by 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 **Zoning By-law** application to the Township of Douro-Dummer,

I/We, Randy Hawth, 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]* Date of receipt of the Notice, 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 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 Township of Douro-Dummer Planning Department for replacement copies of the notice(s).**

Declared before me at the <sup>Town of Lindsay,</sup> Township of ~~Douro-Dummer~~ <sup>City of Kawartha Lakes</sup> in the County of Peterborough  
this 6 day of February, 2023.

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



  
Owner/Applicant/Agent Signature

Signature of Commissioner etc.  
**Angus James McNeil**  
*Barrister, Solicitor, Notary*

\_\_\_\_\_  
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, Randy Hawth  
[Print Owner/Applicant/Agent name]

**do** hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Zoning By-law Amendment, 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 Local Planning Appeal Tribunal with respect to this application.

Dated this 6 day of Feb., 2023.

A black rectangular redaction box covering the signature area.

Owner/Applicant/Agent Signature

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



Signature: Randy Hawth  
Randy Hawth (Mar 13, 2023 17:29 EDT)

Email: [REDACTED]