

| Office Use Only | |
|----------------------------------|---------------|
| File No. | R-01-24 |
| Date App. Submitted | Dec. 21, 2023 |
| Application Fee | \$ 1500.00 |
| Date Fee Received | Dec. 21, 2023 |
| Date Application Deemed Complete | |
| Roll No. | 010-003-04100 |

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

Address: [REDACTED]

[REDACTED]

[REDACTED]

Email: [REDACTED]

Phone: (home) [REDACTED]

Phone: (work) _____

Phone: (cell) _____

Fax: _____

2.0 Agent Information

Authorized Agent (if any): Ryan O'Neill @Wards Lawyers Professional Corporation

Address: 84 Kent Street West

Lindsay, Ontario

K9V 2Y4

[REDACTED]

Email: [REDACTED]

Phone: (home) [REDACTED]

Phone: (work) _____

Phone: (cell) _____

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: [REDACTED]

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

| | | | |
|--|-----------------------|---|--|
| County Peterborough | | Township Douro-Dummer | Ward (Former Township) Douro |
| Concession Number(s) 5 | Lot Number(s) Pt Lt 8 | Legal Description: PT LT 8-9 CON 5 DOURO AS IN R247052 EXCEPT PT 1, 2 45R8376, PT 1, 2 45R9116, PT 1 45R770, PT 1 45R11400, R166978; DOURO-DUMMER | |
| Registered Plan No: | Lot(s)/ Block No. | Civic/911 Address: vacant land, Douro-Dummer | |
| Reference Plan No: | Part Number(s): | Are there any easements or restrictive covenants affecting the property? | |
| Date subject land was purchased by current | | 1973/04/04 | |

4.1 Dimensions of the Subject Land (*severed parcel*)

| | | |
|--|--|----------------------------|
| Frontage: <input type="checkbox"/> Water: _____ <input checked="" type="checkbox"/> Road: 70 meters | Depth: <input checked="" type="checkbox"/> Min: 60 meters <input type="checkbox"/> Max: _____ | Area: 0.42 hectares |
|--|--|----------------------------|

4.2 Access to the Subject Land

| | | | | |
|---|---|--|----|-----------------------------------|
| Access to Subject Property – | | <input checked="" type="checkbox"/> Existing | or | <input type="checkbox"/> Proposed |
| <input type="checkbox"/> Municipal Road – maintained year round | | <input type="checkbox"/> Private Road | | |
| <input checked="" 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: | County Rd. 4 and Douro Fourth Line | | | |
| 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: | | | | |

5.0 Official Plan Designation and Zoning

Official Plan Designation: Rural and Waste Management Assessment Area (former site)

Please provide an explanation of how the application for rezoning will conform to the Official Plan
It meets the relevant policies for lot creation

Zoning By-law : Development (D2) and Rural (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:

rezone the severed parcel to satisfaction of Municipality to satisfy Consent B-79-22 to rezone the severed parcel from the (D2) zone to the Rural (Ru) to permit residential development in the form of a future single detached dwelling.

Please explain the reason for the requested rezoning:

rezone the severed parcel to satisfaction of Municipality to satisfy Consent B-79-22

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

| | |
|---|--|
| 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): _____ |
| <input 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 checked="" 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): _____ |
| <input 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 type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</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) <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</p> <p>If yes, the following are required: a) A servicing options report Date received: _____ b) A hydrogeological report Date received: _____</p> |

| | |
|--------------------------------------|---|
| Source Water Protection Area: | <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</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> |
|--------------------------------------|---|

9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? vacant agricultural land

How long have the existing uses of the subject land continued? Unknown

What are the proposed uses of the subject land? residential

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)

| 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)

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Length | Width | Height |
|-------------------|-------------------|------------------|-------------------|--------|-------|--------|
| <u>unknown</u> | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Will the proposal add any of the following?

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

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)

| 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)

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

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)

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

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 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-79-22 | in progress |
| 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:


public meeting in accordance with the Planning Act.

15.0 Authorization by Owner to Appoint an Agent:

I/We Patricia Agnes Leahy, being the owner(s) of the subject land, hereby, authorize Ryan O'Neill to be the applicant in the submission of this application.

Signature 

Date Dec. 12/2023

Signature 

Date Dec. 12/2023

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


Dec. 12 / 2023
Date

Owner/Applicant/Agent Signature

Dec. 12 / 2023
Date

17.0 Access to Property:

I/We Patricia Agnes Leahy, 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] 697 5th line Douro-Dummer ON.



Owner/Applicant/Agent Signature

Dec. 12 / 2023
Date

18.0 Declaration of Applicant:

I/We Ryan O'Neill of the City of Kawartha Lakes in the
(name of owner(s)/agent(s) (city/town/township in which you reside)

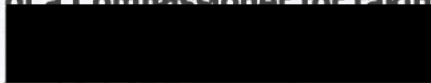
in Province of Ontario solemnly
(County/Upper-tier municipality, if applicable) (Province/Territory)

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 15 day of December, 2023.

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


Owner/Applicant Agent Signature


Signature of Commissioner, etc.,
Lynda Lee Williams, a Commissioner, etc.,
Province of Ontario, for WARDS LAWYERS
Professional Corporation.
Expires March 7, 2025.

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, Ryan O'Neill, 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]* December 15, 2023, 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 Township of Douro-Dummer in the County of Peterborough this 12 day of December, 2023.

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



Signature of Commissioner, etc.

Lynda Lee Williams, a Commissioner, etc.,
Province of Ontario, for WARDS LAWYERS
Professional Corporation.
Expires March 7, 2025.



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, Patricia Leahy / RYAN O'Neil
[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 12 day of December, 2023.

[Redacted Signature]

Owner/Applicant/Agent Signature

[Redacted Signature]

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

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- # DENOTES ROUND
- M DENOTES MEASURED
- P1 DENOTES PLAN 45R-17143
- P2 DENOTES PLAN 45R-770
- P3 DENOTES EXPROPRIATION PLAN R-166978
- P4 DENOTES PLAN 45R-1970
- P5 DENOTES PLAN 45R-1759
- 037 DENOTES W. A. BENINGER LTD., O.L.S.
- E&P DENOTES ELLIOTT AND PARR LTD., O.L.S.
- P&L DENOTES PIERCE & LYONS INC., O.L.S.
- P&P DENOTES PIERCE & PIERCE, O.L.S.

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS UNLESS OTHERWISE NOTED.

| SCHEDULE | | | | |
|----------|-----------|------------|--------------------|----------|
| PART | LOT | CONCESSION | PIN | AREA |
| 1 | PART OF 8 | 5 | PART OF 28178-0084 | 58 sq.m. |
| 2 | | | | 0.405 ha |

PLAN 45R-17590

Received and deposited

December 12th, 2023

Courtney Boyle

Representative for the
Land Registrar for the
Land Titles Division of
Peterborough (No.45)

PLAN OF SURVEY OF
**PART OF LOT 8,
CONCESSION 5**
GEOGRAPHIC TOWNSHIP OF DOURO
**TOWNSHIP OF
DOURO-DUMMER**
COUNTY OF PETERBOROUGH

SCALE 1 : 500 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

BEARING NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)(2010).
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P1,P2,P3,P4,P5 - 1°53'20" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000182.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 25, 2023.

DECEMBER 11, 2023. *G. Tyler*
DATE GAVIN R. TYLER, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-68366

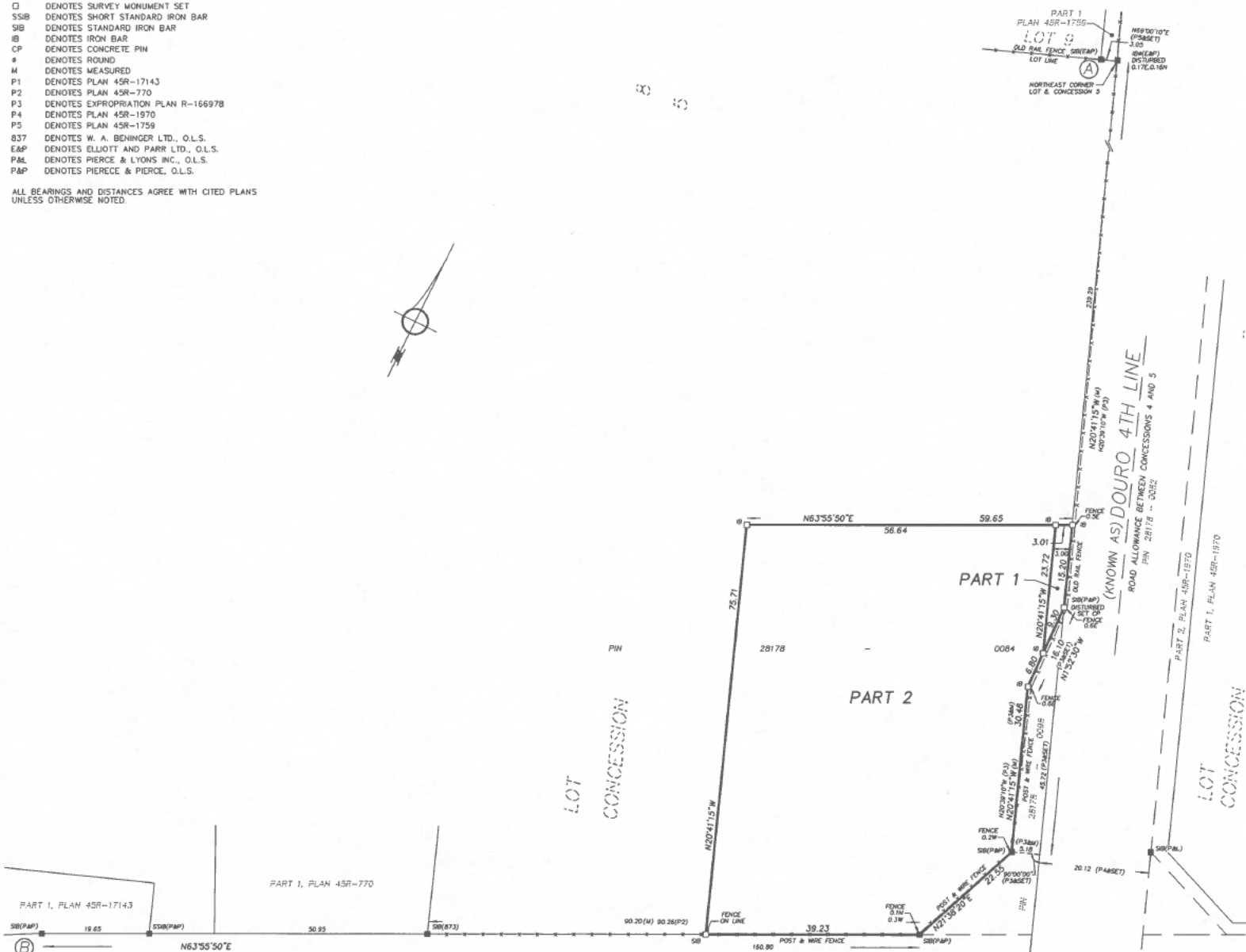
| INTEGRATION DATA | | |
|---|------------|-----------|
| OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)(2010). | | |
| RURAL ACCURACY PER SEC. 14(2), O.REG. 216/10 | | |
| POINT ID | NORTHING | EASTING |
| A | 4919220.99 | 722997.13 |
| B | 4918847.65 | 722948.46 |
| CAUTION: COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN | | |



**IBW
SURVEYORS**

IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: M. | DRAWN BY: J.B. | CHECKED BY: G.T. | PLOT DATE: NOV. 30, 2023
FILE NAME: A-043348-REP-AN-05.DWG (copies available at LandSurve@records.com)



(KNOWN AS) WARSAW ROAD (COUNTY ROAD 4)
PART 104, EXPROPRIATION PLAN R-166978
PIN 28178 - 0098