

**Office Use Only**

File No. R-01-25
 Date App. Submitted Jan 15/2025
 Application Fee \$ 1685
 Date Fee Received Jan 15/2025
 Date Application Deemed Complete
 Roll No. 022 005-63200

**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): Laura and Scott Stratton
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [REDACTED]

Email: [REDACTED]

Phone: (home) N/A

Phone: (work) N/A

Phone: (cell) [REDACTED]

Fax: N/A

2.0 Agent Information

Authorized Agent (if any): Karin M. Dwyer, MCIP, RPP

Address: [REDACTED]

Email: [REDACTED]

Phone: (home) N/A

Phone: (work) [REDACTED]

Phone: (cell) [REDACTED]

Fax: N/A

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: N/A

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

County <u>Peterborough</u>	Township <u>Douro-Dummer</u>	Ward (Former Township) <u>Dummer</u>
Concession Number(s) <u>11</u>	Lot Number(s) <u>Part 32</u>	Legal Description:
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <u>2357 Lakeside Road.</u>
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <u>yes, overhead, hydroline</u>
Date subject land was purchased by current		

4.1 Dimensions of the Subject Land

Frontage: <input checked="" type="checkbox"/> <u>42.18</u>	Depth: <input checked="" type="checkbox"/> <u>47.7</u> South	Area: <u>0.18 hectares</u>
<input type="checkbox"/> Water:	<input type="checkbox"/> Min:	
<input type="checkbox"/> Road: <u>30.35</u> <u>(West)</u>	<input checked="" type="checkbox"/> Max: <u>38.4</u> North	

4.2 Access to the Subject Land

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:		
If access to the land is by water only:		
Where are parking and docking facilities:	<u>N/A</u>	
Approximate distance from subject land:		
Approximate distance from nearest public road:		

5.0 Official Plan Designation and ZoningOfficial Plan Designation: Lakeshore Residential.

Please provide an explanation of how the application for rezoning will conform to the Official Plan

Please refer to the Planning Justification Report for detailsZoning By-law : LSP - Limited Service ResidentialIs 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: N/A**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? One dwelling unit per lotAre there minimum and maximum height requirements on the property: ☐ Yes ☒ No
If Yes, what are they and are they being met? As per building plans**6.0 Purpose of the Application**

Please describe the nature and extent of the rezoning request:

To permit a replacement dwelling to be constructed (generally) within the same location of the existing dwelling. (New dwelling 147.2 m² area).

Please explain the reason for the requested rezoning:

To recognize the existing / proposed deficient water yard (Section 7.2.1 (e)), and to permit an increase in building height of 9 metres**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? N/ADoes 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? N/A

8.0 Property Characteristics, Access and Servicing Information**Water Supply:**

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

- ☒ Existing
☒ Proposed

- ☒ 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:

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

- ☒ Existing
☐ Proposed

- ☐ Sewers ☐ Ditches ☐ Swales
☒ Other (specify): Grass infiltration

Sewage Disposal:

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

- ☒ Existing
☐ Proposed

- ☒ 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: N/A

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)

☐ Yes or ☒ No

If yes, the following are required:

a) A servicing options report

Date received: N/A

b) A hydrogeological report

Date received: N/A

Source Water Protection Area:

Is your property within a vulnerable area as defined by the Source Water Protection Plan? ☐ Yes or ☒ No

If yes, have you attached the required clearance notice from the Risk Management Official with your application? ☐ Yes or ☒ No N/A

9.0 Existing and Proposed Uses and Structures:What is the subject land currently used for? ResidentialHow long have the existing uses of the subject land continued? 40+ yearsWhat 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
Dwelling	94.1m ²	94.1m ²	1	11 m	8.5m	3m	1967
Garage	53.8m ²	53.8m ²	1	8 m	6.7m	2.8m	1989
Bunkie	10m ²	10m ²	< 1	3m	3m	2.6m	uncertain

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
Dwelling	94.3	94.3	1-2	11m	8.7	9m
Garage	No	change	—————→			
Bunkie	No	change	—————→			

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	Similar	
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	2	4
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	1	2
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	See Floor Plans	

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)
Dwelling	≈ 15M	N/A	N 17.6m	S 6.96m	8 M	N/A
Garage	3.85	N/A	N 13.8 m	S 4.05m	See Plan	N/A
Bunkie	≈ 25M	N/A	N 2.66m	See Plan	10.5m	N/A

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)
Dwelling	≈ 15 M	N/A	N 17.6m	S 6.96m	8m	
Garage	No Change					→
Bunkie	No Change					→

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)	94 m ² /	94.3 m ² /
Accessory Structures	63.8 m ² /	63.8 m ² /
Total	157.8 m ² / 50%	158.1 m ² / 50%

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 checked="" type="checkbox"/>	N/A	
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"/>		

13.0 Provincial Plans

Is the application consistent with the Provincial Policy Statements? ☒ Yes or ☐ No (2024 PPS)

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

Please refer to the Planning Justification Report for details.

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:

Reliance upon the statutory provisions of the Planning Act - process.

15.0 Authorization by Owner to Appoint an Agent:

I/We Scott Strath and Laura Strath, being the owner(s) of the subject land, hereby, authorize Kenn M. Surphey to be the applicant in the submission of this application.

Signature [Redacted]

Date 10 Jan 2025

Signature [Redacted]

Date 10 Jan 2025

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

January 15, 2025
Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Laura and Scott Stratton, 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] 2357 Lakeside Road.


Owner/Applicant/Agent Signature

January 15, 2025
Date

18.0 Declaration of Applicant:

I/We Kym U. Auger of the Peterborough in the
(name of owner(s)/agent(s) (city/town/township 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 City of Peterborough (Township of Douro-Dummer) in the County of Peterborough
 this 15 day of January, 2025.

[Signature]
 Signature of Commissioner, etc.

NATALIE GARNETT
 COMMISSIONER OF OATHS
 DEPUTY CITY CLERK
 CITY OF PETERBOROUGH

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

[Signature]
 Owner/Applicant Agent Signature

[Signature]
 Owner/Applicant Agent Signature

This application must be accompanied by the Township of Douro-Dummer Zoning By-law
 Amendment Fee (\$1650.00) 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, Kevin M. Luquay, 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 to be determined,
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) City
Peterborough (Douro-Dummer) in the County of Peterborough
this 15 day of January, 2025.

[Signature]
Signature of Commissioner, etc.

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

[Signature]
Owner/Applicant Agent Signature

[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, Kevin M. Sugway
[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 Ontario Land Tribunal with respect to this application.

Dated this 15th day of January, 2025



Owner/Applicant/Agent Signature

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