

| Office Use Only | |
|----------------------------------|--|
| File No. | R-02-23 |
| Date App. Submitted | March 31, 2023 |
| Application Fee | \$ 700.00 |
| Date Fee Received | March 31, 2023 |
| Date Application Deemed Complete | April 11, 2023 |
| Roll No. | 1522-020-005- 42400, 42500, 42600, 42700, 42900, 43090, 43100 |

**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): Irwin Inn Of Stony Lake Inc.
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: 1390 Irwin Rd
1375 Irwin rd

Phone: (home) _____
 Phone: (cell) _____

Email: _____
 Phone: (work) _____
 Fax: _____

2.0 Agent Information

Authorized Agent (if any): DENNIS IRWIN

Address: 1390 IRWIN RD.
DOURO-DUMMER.
K0L2H0

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: _____

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

| | | | |
|--|---|--|--------------------------------------|
| County Peterborough | | Township Douro-Dummer | Ward (Former Township) Dummer |
| Concession Number(s) 9th | Lot Number(s) west half lot | Legal Description: | |
| Registered Plan No: 15 | Lot(s)/ Block No. 9,10,11,12,13,14,15 | Civic/911 Address: 1380 1386 1388 1390 1392 1394 1375 | |
| Reference Plan No: | Part Number(s): | Are there any easements or restrictive covenants affecting the property? | |
| Date subject land was purchased by current | | | |

4.1 Dimensions of the Subject Land

| | | |
|---------------------------------------|-------------------------------------|-------|
| Frontage: | Depth: | Area: |
| <input type="checkbox"/> Water: _____ | <input type="checkbox"/> Min: _____ | |
| <input type="checkbox"/> Road: _____ | <input type="checkbox"/> Max: _____ | |

see attached

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 checked="" 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: | Irwin Road | | | |
| 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 Lakeshore Residential

Please provide an explanation of how the application for rezoning will conform to the Official Plan
all conditions of severance have been met

Zoning By-law Designation: SD 217H, SD 218H, 219H, 220H, 221H, SD 222H, SD 223H.

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: Remove Holding Separation

Per Severances B-37-17, B-38-17, B-39-17, B-40-17, B-41-17, B-42-17, B-43-17.

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:
TO REMOVE "HOLD" ON PROPERTIES

Please explain the reason for the requested rezoning: Irwin Inn property was redeveloped from commercial to residential zoning. in the process the township put a holding restriction on all further development until all conditions were met. as you will see all conditions were satisfied and we would like the hold to be removed

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 checked="" type="checkbox"/> Lake or other water body <input type="checkbox"/> Other (specify): _____ |
| <input checked="" type="checkbox"/> Existing <input 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 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 checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed | If the sewage disposal system is proposed, have you obtained a permit from the Peterborough Public Health? <input type="checkbox"/> Yes or <input type="checkbox"/> No Permit Number: _____ 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 If yes, the following are required: a) A servicing options report Date received: _____ b) A hydrogeological report Date received: _____ |

| | |
|--------------------------------------|--|
| Source Water Protection Area: | 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 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 |
|--------------------------------------|--|

9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? lakeside cottages and farm

How long have the existing uses of the subject land continued? 40 years

What are the proposed uses of the subject land? lakeside cottages and farm

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 |
|---------------------|-------------------|------------------|-------------------|--------|-------|--------|------------------|
| <i>All attached</i> | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

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 |
|----------------------|-------------------|------------------|-------------------|--------|-------|--------|
| <i>None Proposed</i> | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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 | | |

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) |
|---------------------|----------------|---------------|---------------|---------------|------------|-----------------|
| <i>All attached</i> | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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) |
|-------------------|----------------|---------------|---------------|---------------|------------|-----------------|
| <i>No Changes</i> | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

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) | | |
| Accessory Structures | | |
| Total | | |

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"/> | | |
| 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:

*notice provided in accordance with
planning act.*

15.0 Authorization by Owner to Appoint an Agent:

I/We IRWIN INW of Stony Lake, being the owner(s) of the subject land, hereby, authorize DENNIS IRWIN to be the applicant in the submission of this application.

Signature

[Redacted Signature]

Date

March 30/23

Signature

[Redacted Signature]

Date

March 30/23

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

March 30/23
Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We _____, 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] 1390, 1375, 1386, 1388, 1392, 1394,



Owner/Applicant/Agent Signature

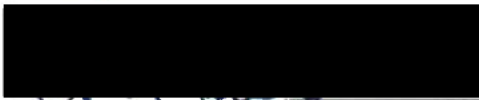
March 30/23
Date

18.0 Declaration of Applicant:

I/We PENNIS IRWIN of the Douro-Dummer in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
PETERBOROUGH in Ont 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 31 day of March, 2023.



Signature of Commissioner, etc.
Carol Anne Nelson
Deputy Treasurer/Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

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



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, DENNIS IRWIN, 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]* TBD.
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 31 day of March, 2023.

Signature of Commissioner, etc.

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

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, DENNIS IRWIN
[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.

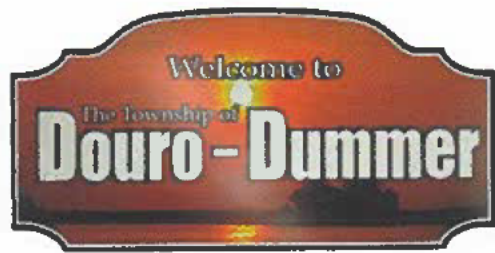
Dated this 31 day of March, 2023.

[Redacted Signature]

Owner/Applicant/Agent Signature

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

The Township of Douro-Dummer
894 South St., PO Box 92
Warsaw, ON
K0L 3A0
Phone: 705-652-8392



Re-zoning REMOVE HOLD

Authorization to Act as Agent for ~~Building Permit~~ Application

I, Joel Allen, owner of the property located at
(Print Name of Owner)
1392 Irwin Road, hereby give permission for
(Address or Roll #)
Dennis Irwin to make application under, receive
(Print Name of Agent)
information and discuss matters pertaining to the *Building Code Act*.

Signature of Owner: [Redacted] Date: March 13, 2023

Signature of Applicant: _____ Date: _____

The Township of Douro-Dummer
894 South St., PO Box 92
Warsaw, ON
K0L 3A0
Phone: 705-652-8392



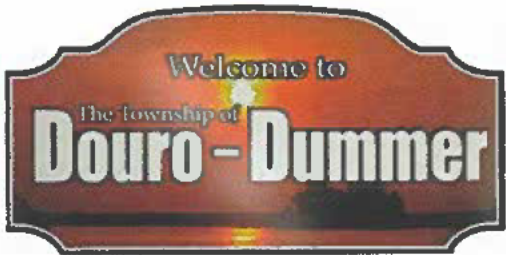
Authorization to Act as Agent for Building Permit Application

I, Jason Falovitch, owner of the property located at
(Print Name of Owner)
1394 Irwin Road, hereby give permission for
(Address or Roll #)
Dennis Irwin to make application under, receive
(Print Name of Agent)
information and discuss matters pertaining to the *Building Code Act*.

Signature of Owner:  Date: March 10/2023

Signature of Applicant: _____ Date: _____

The Township of Douro-Dummer
894 South St., PO Box 92
Warsaw, ON
K0L 3A0
Phone: 705-652-8392

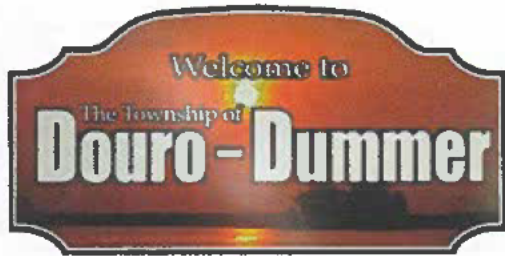


Authorization to Act as Agent for [REDACTED] Application
Auron Goldstein Remove Hold ^{AC C-2}
I, Christina Laing (Print Name of Owner), owner of the property located at
Plan 15, Lot 32 concession 9 lot 9 (Address or Roll #), hereby give permission for
Dennis Irwin (Print Name of Agent) to make application under, receive
information and discuss matters pertaining to the *Building Code Act*.

Signature of Owner: [REDACTED] Date: March 22, 2023

Signature of Applicant: _____ Date: _____

The Township of Douro-Dummer
894 South St., PO Box 92
Warsaw, ON
K0L 3A0
Phone: 705-652-8392



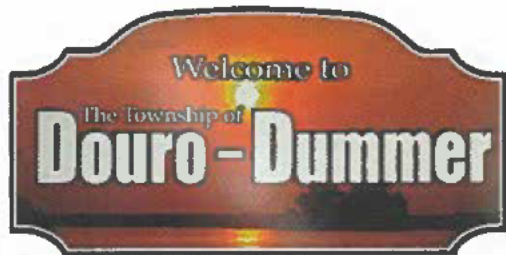
Authorization to Act as Agent for [REDACTED] Application

Aaron Goldstein
I, Christina Loring, owner of the property located at
(Print Name of Owner)
Plan 15, lot 32, concession 9, lot 10, hereby give permission for
(Address or Roll #)
Dennis Irwin to make application under, receive
(Print Name of Agent)
information and discuss matters pertaining to the *Building Code Act*.

Signature of Owner: [REDACTED] Date: March 22, 2023

Signature of Applicant: _____ Date: _____

The Township of Douro-Dummer
894 South St., PO Box 92
Warsaw, ON
K0L 3A0
Phone: 705-652-8392



Authorization to Act as Agent for [REDACTED] Application

Aaron Goldstein

Remove Hold AG C-X

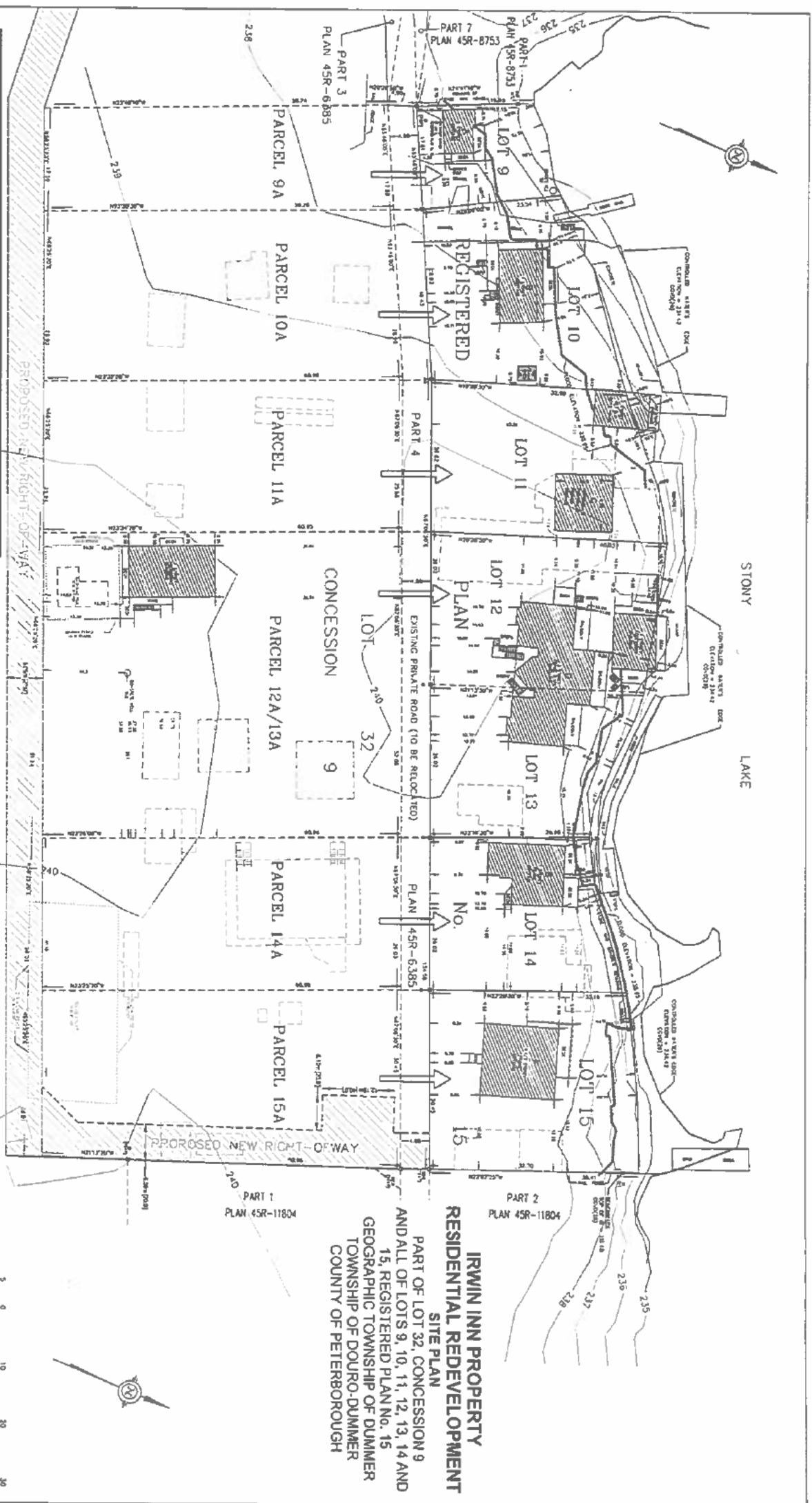
I, Christina Hainy, owner of the property located at
(Print Name of Owner)
plan 15, lot 32, concession 9 lot 11, hereby give permission for
(Address or Roll #)

Dennis Irwin to make application under, receive
(Print Name of Agent)

information and discuss matters pertaining to the *Building Code Act*.

Signature of Owner: [REDACTED] Date: March 22, 2023

Signature of Applicant: _____ Date: _____



**IRWIN INN PROPERTY
RESIDENTIAL REDEVELOPMENT
SITE PLAN**

PART OF LOT 32, CONCESSION 9
AND ALL OF LOTS 9, 10, 11, 12, 13, 14 AND
15, REGISTERED PLAN No. 15
GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



DATE: NOVEMBER 21, 2016

Proposed Lot/Parcel Details

| Parcel | Area (m ²) | Road Lot Area (m ²) | Setback | Building COA (m ²) | Lot Coverage | Lot Frontage (m) |
|---------|------------------------|---------------------------------|---------|--------------------------------|--------------|------------------|
| 9 | 1063.7 | 1064.9 | A | 38.3 | 2.6% | 18.4 |
| 10 | 1118.7 | 1064.9 | B | 29.7 | 2.6% | 18.4 |
| 10A | 1080.3 | 2278.2 | C | 2.1 | 0.0% | 0.3 |
| 11 | 1054.7 | 2278.2 | C | 95 | 5.0% | 13.5 |
| 11A | 1710.6 | 2261.3 | D | 281.3 | 8.4% | 52.3 |
| 12 | 1061.7 | 1064.9 | E | 137.5 | 4.5% | 27.3 |
| 12A/12A | 784.3 | 3188.6 | E | 114.7 | 4.5% | 27.3 |
| 14 | 1064.6 | 2278.2 | F | 158.5 | 5.1% | 30.8 |
| 15 | 1064.6 | 1064.6 | F | 158.5 | 5.1% | 30.8 |

- LEGEND**
- Buildings/Structures to be Removed
 - Existing Building/Structure to Remain
 - Proposed New Roadway
 - Flood Contour
 - Proposed Lot Addition

J. B. F. SURVEYORS
44 Dundas St. East, 2nd Floor
Peterborough, ON K9A 1A9
Tel: 705-752-1111
Fax: 705-752-1119
www.jbf.ca

NOTE: DIMENSION EMPHASIS AND PLANNING INFORMATION PROVIDED BY TOWN/CITY ASSOCIATES LIMITED (2006-2017)

Stoney Lake

Crowes Landing

