



Office Use Only	
File No.	R-02-24
Date App. Submitted	Jan. 5, 2024
Application Fee	\$Waived/Council
Date Fee Received	N/A
Date Application Deemed Complete	Jan. 5, 2024
Roll No.	020-004-10800

**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): Steven J Kelly & Donna L Kelly  
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_

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

County <i>Peterborough</i>	Township <i>Dooro-Dummer</i>	Ward (Former Township) <i>Dummer</i>
Concession Number(s) <i>3</i>	Lot Number(s) <i>Pt Lot 27</i>	Legal Description: <i>Con 3 Pt Lot 27 RP 45R 1243</i>
Registered Plan No: <i>45R 1243</i>	Lot(s)/ Block No.	Civic/911 Address: <i>2086</i>
Reference Plan No:	Part Number(s): <i>1</i>	Are there any easements or restrictive covenants affecting the property?
Date subject land was purchased by current		<i>October 1999</i>

**4.1 Dimensions of the Subject Land**

Frontage: <input type="checkbox"/> Water: _____ <input type="checkbox"/> Road: <i>600'</i>	Depth: <input type="checkbox"/> Min: <i>2375'</i> <input type="checkbox"/> Max: <i>2375'</i>	Area: <i>33 acres</i>
--	--	--------------------------

**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:	<i>McCrackens Landing Rd</i>			
<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**

Official Plan Designation: Rural & Waste Management Assessment Area (Former Site)

Please provide an explanation of how the application for rezoning will conform to the Official Plan Residential use is permitted

Zoning By-law : Development (D2) + 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: Condition of severance applications B-61-21 and B-62-21

Please explain the reason for the requested rezoning: D2 Zone only permits existing uses. Ministry identified there was no former waste facility, identified in error.

**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>	Please identify the type of water supply serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<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): _____

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

<b>Sewage Disposal:</b>	Please identify the type of sewage disposal serving the subject property:
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<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): _____
	<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)</p> <p><input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</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</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? residential

How long have the existing uses of the subject land continued? 1974

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
House	1118		1				1974
Separate Garage	330		1				1974
House Garage	480		1				1974

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
None proposed at this time						

**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)
House & Garage	≈ 35.7m	≈ 67.3m	≈ 21m	≈ 141m	N/A	
Sep Garage	≈ 52m	≈ 66.2m	≈ 10.48m	≈ 74m		

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)

**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)	0.10	N/A
Accessory Structures	0.02	NA
Total	0.12	N/A

**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"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B61-21/B62-21	Provisional Consent
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

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 as required by the Planning Act*

---

---

---

---

---

---

**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

Jan 3, 2024  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Owner/Applicant/Agent Signature

Jan 3 / 2024  
\_\_\_\_\_

Date

**17.0 Access to Property:**

I/We Donna + Steve Kelly, 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] 2086 McCrackens Ldg Rd.

  
\_\_\_\_\_

Owner/Applicant/Agent Signature

Jan 3, 2024  
\_\_\_\_\_

Date



**18.0 Declaration of Applicant:**

I/We Steve & Donna Kelly of the Twp of Douro-Dummer in the  
(name of owner(s)/agent(s) (city/town/township in which you reside)  
County of Peterborough 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 5<sup>th</sup> day of January, 20 24.

  
Signature of Commissioner, etc.

**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, Donna & Steve Kelly, 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] Public Meeting, 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 5<sup>th</sup> day of January, 2024.

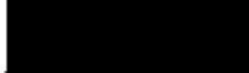


Signature of Commissioner, etc.

**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, Steve + Donna Kelly  
[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; (application fee waived) C.C.

**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.

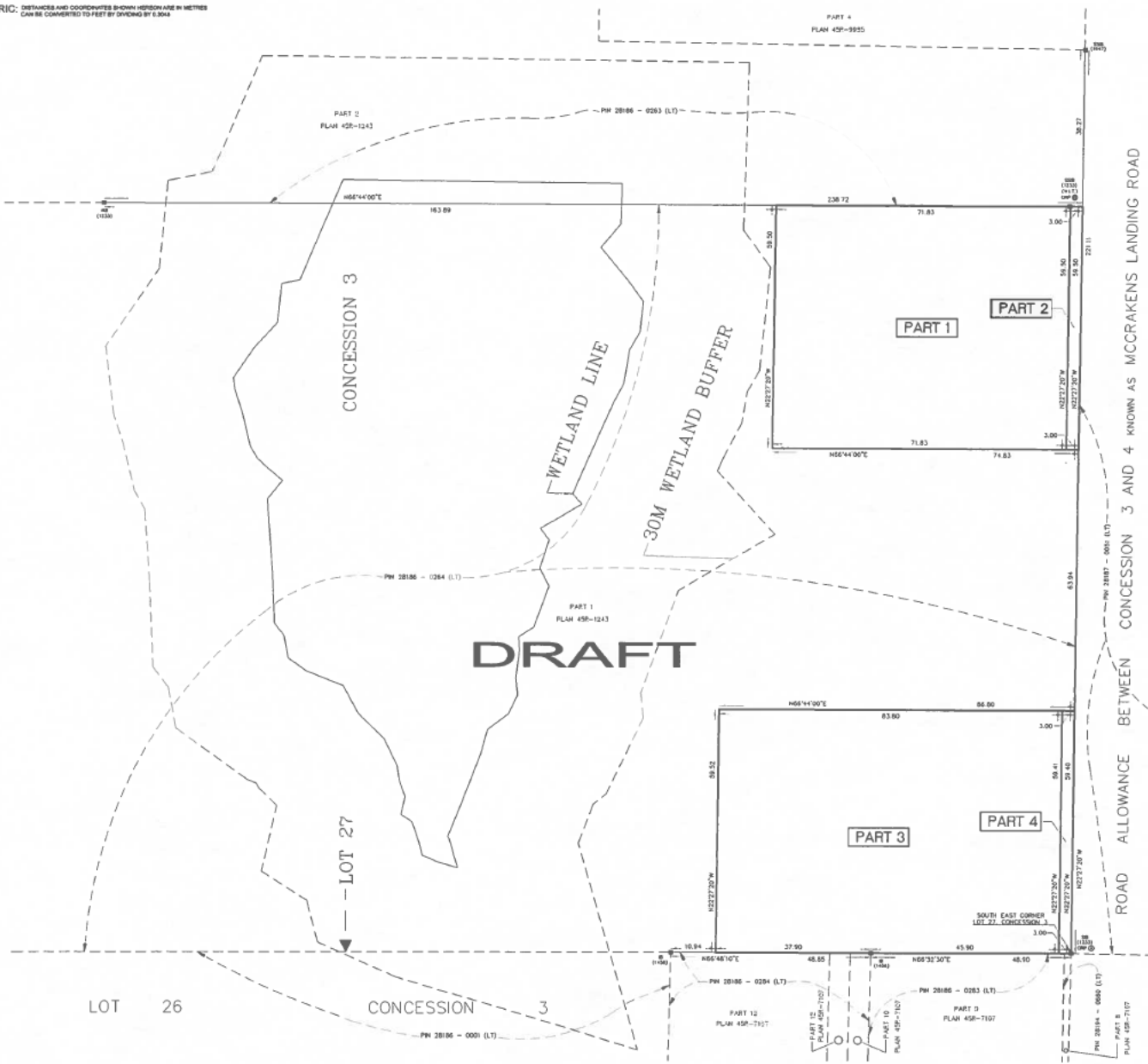
Dated this 3<sup>rd</sup> day of January, 2024.

[Redacted Signature]

Owner/Applicant/Agent Signature

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

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.304



**SCHEDULE**

PART	LOT	CONCESSION	PLAN	AREA
1	PART OF LOT 27	PART OF CONCESSION 3	PART OF PLAN 28186 - 0284	4279.8 sq. ft.
2	PART OF LOT 27	PART OF CONCESSION 3	PART OF PLAN 28186 - 0284	178.8 sq. ft.
3	PART OF LOT 27	PART OF CONCESSION 3	PART OF PLAN 28186 - 0284	4982.9 sq. ft.
4	PART OF LOT 27	PART OF CONCESSION 3	PART OF PLAN 28186 - 0284	178.8 sq. ft.

CONCESSION 4  
LOT 27



**PLAN OF SURVEY OF**  
PART OF LOT 27  
CONCESSION 3  
GEOGRAPHIC TOWNSHIP OF DUMMER  
TOWNSHIP OF DOURO-DUMMER  
COUNTY OF PETERBOROUGH



THE INTENDED PLOT SIZE OF THIS PLAN IS 800mm IN WIDTH BY 600mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLANS ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON 14 AUGUST 2023

*[Signature]*  
CHRISTOPHER E. MULLOWN  
ONTARIO LAND SURVEYOR

DRAWN AT LAKEFIELD, ONTARIO  
THIS 14<sup>TH</sup> DAY OF DECEMBER, 2023

THIS PLAN OF SURVEY IS RELATED TO A/LS PLAN SUBMISSION FORM NUMBER V-8823

**LEGEND**

- ⊕ DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WET. DENOTES WETLANDS
- 1488 DENOTES O/S ROBERTSON, G.L.S.
- 1033 DENOTES F.F. ANGLS, G.L.S.
- 1847 DENOTES J.B. PLAZAR, G.L.S.
- CONCEN DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1988

BEARINGS SHOWN HEREON ARE UTM DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS ON POINTS A AND B LISTED HEREON AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) AND IS CORRECTION 2815.0

FOR BEARING COMPARISONS, A ROTATION OF 0.0000000000 COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON PLAN 0000000000

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.0001658

**INTEGRATION DATA**

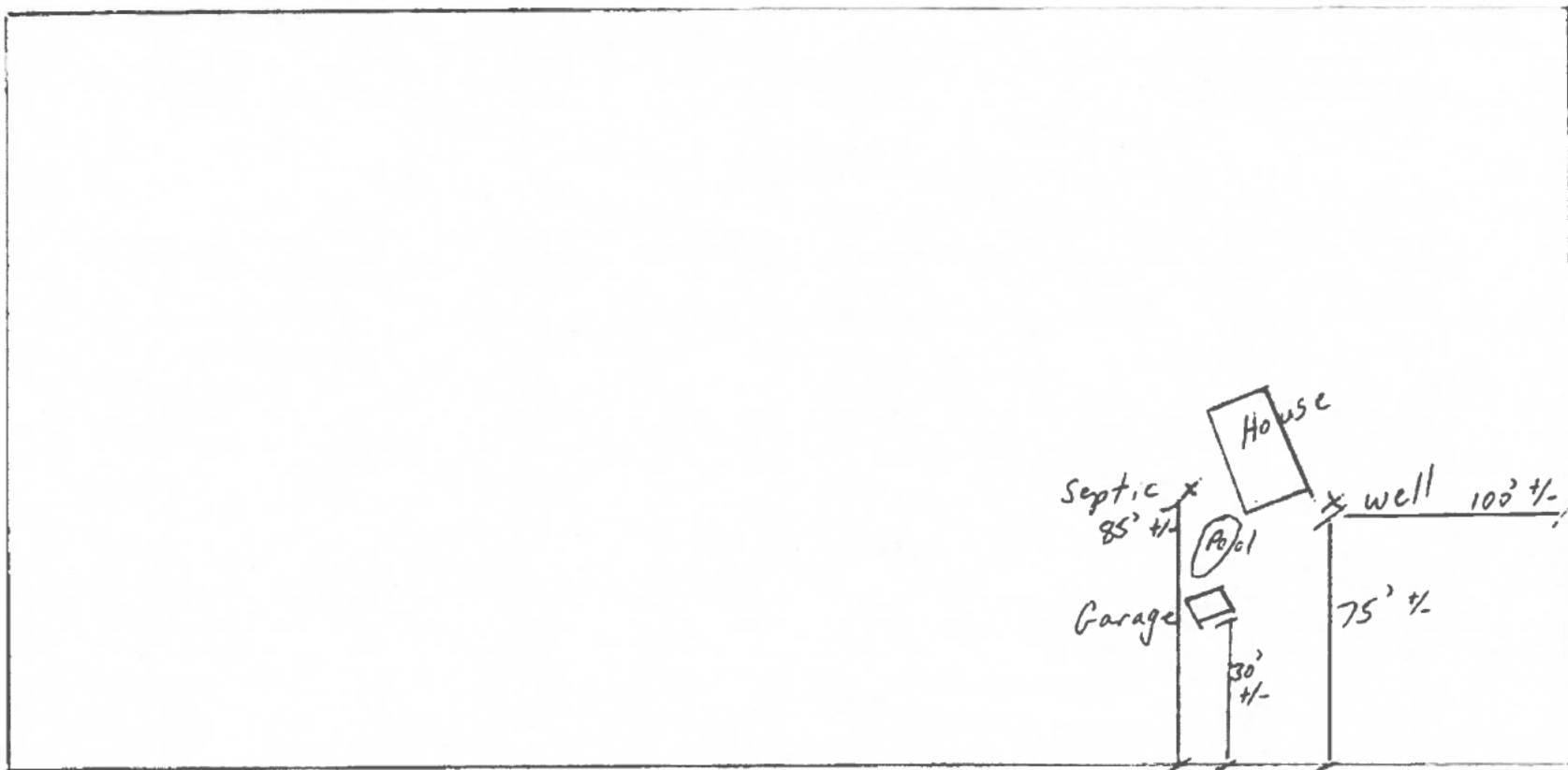
COORDINATES ARE DERIVED FROM GPS RTN OBSERVATIONS USING THE SMARTNET CORRECTION DATA AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) HADRS CORRS EPOCH 2010.0

POINT	UTM NORTHING	UTM EASTING
BNP (1)	482786.47	727821.88
BNP (2)	482886.24	727809.92

CAUTION: COORDINATES SHOWN IN THIS DRAWING ARE DERIVED FROM RELIABLE CORNERS OR SOLIDARITIES SHOWN ON THIS PLAN.

**JBF SURVEYORS**  
3177 LAKEFIELD ROAD, BOX 70  
LAKEFIELD, ON L0L 2H0  
PHONE: 705-652-8188  
4048@JBSURVEYORS.COM  
WWW.JBSURVEYORS.COM

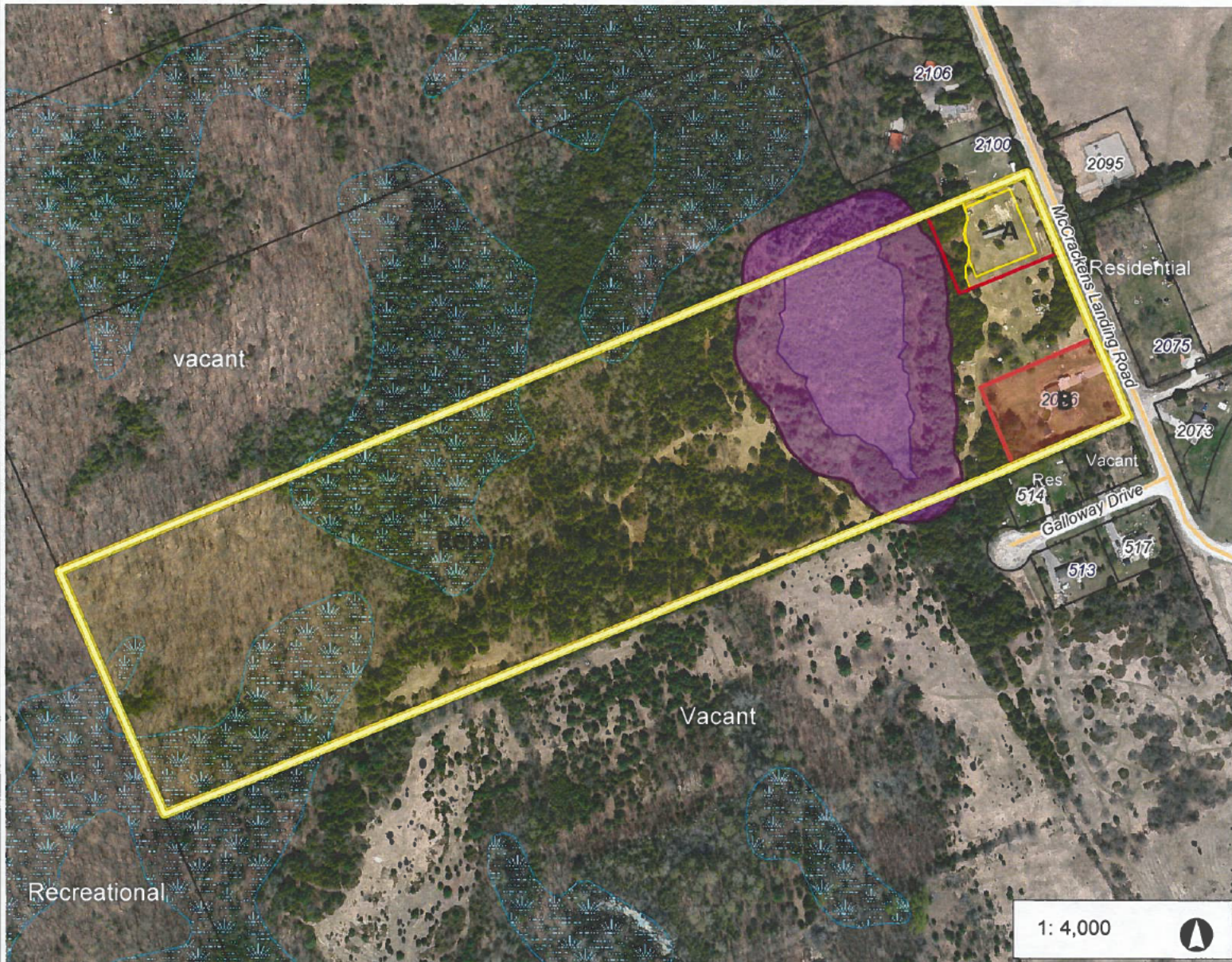
N ↑



McCruickens Landing Road



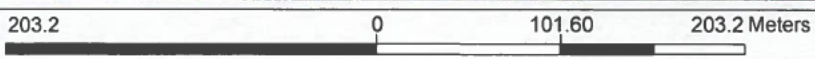
# B-61-21 & B-62-21 (Kelly) (Revised)



**Legend**

- Hydro Lines
- Roads < 50,000
  - PRIV; Private; PRIV
  - City Arterial
  - City Collector and Local
  - City Owned Unclassified
  - Provincial
  - County
  - Township
  - Water Access Only
- Outside Roads < 50,000
  - Major Roads
  - Local Roads
- Civic Address
- Parcel Fabric
- Rivers
  - Intermittent
  - Permanent
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
  - <all other values>
  - COUNTY OF PETERBOROUGH

1: 4,000

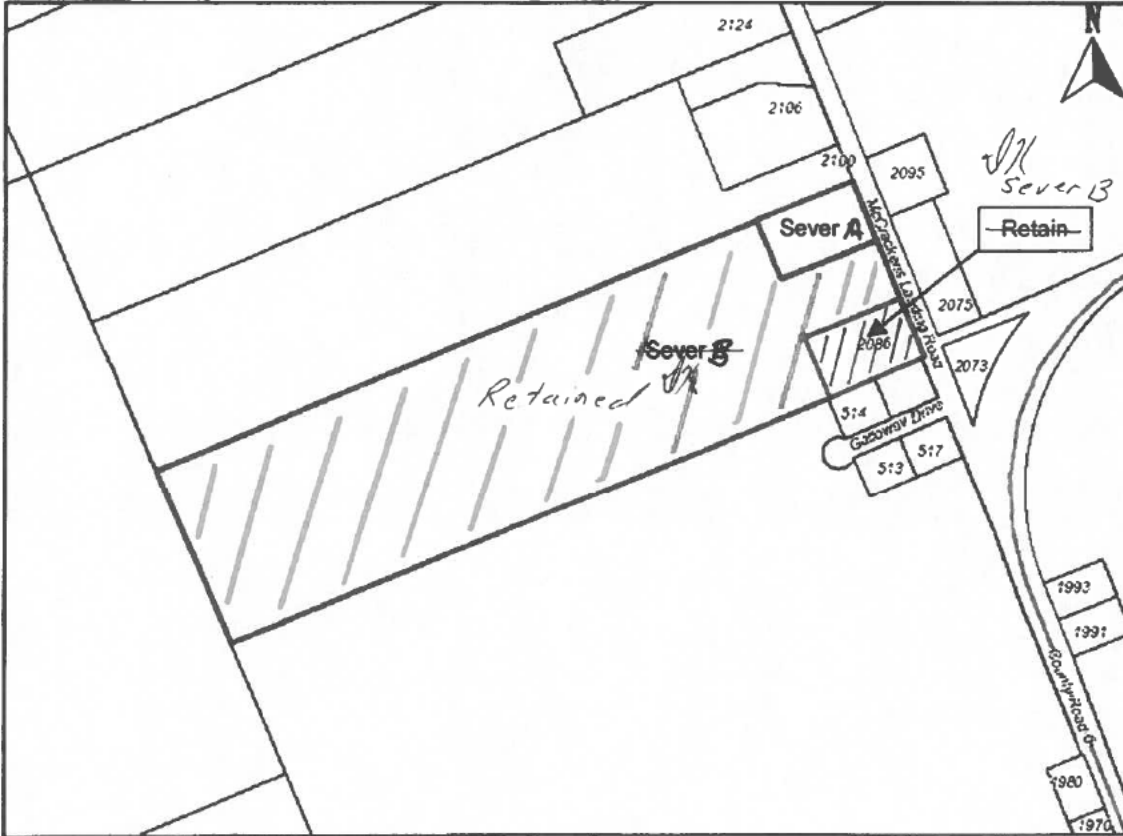


North\_American\_1983\_CSRS\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**  
2018 air photo  
NOT a legal survey

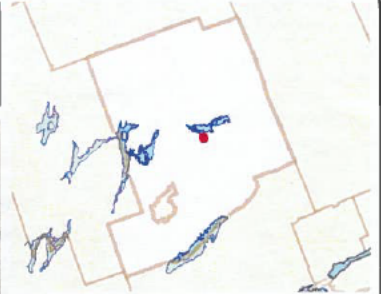
**Roll # 1522-020-004-10800**  
**Lot 27, Concession 3, Dummer**



**Scale (metric)**  
**1:5,000**



# B-61-21 Revised Lot Lines



## Legend

- Hydro Lines
- Roads < 50,000
  - PRIV ; Private; PRIV
  - City Arterial
  - City Collector and Local
  - City Owned Unclassified
  - Provincial
  - County
  - Township
  - Water Access Only
- Outside Roads < 50,000
  - Major Roads
  - Local Roads
- Peterborough Proposed Bypass
- First Nations
- Civic Address
- Parcel Fabric
- Lots and Concessions
- Parcel First Nations - Canada 1
- Rivers
  - Intermittent
  - Permanent
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- DD Zoning Bylaws
- Lakes - Local Scale

## Notes

2018 airphoto  
NOT a legal survey

101.6 0 50.80 101.6 Meters

North\_American\_1983\_CSRS\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





# B-61-21 (Revised Lot Lines and Building Envelope)



### Legend

- Roads < 50,000**
  - PRIV ; Private; PRIV
  - City Arterial
  - City Collector and Local
  - City Owned Unclassified
  - Provincial
  - County
  - Township
  - Water Access Only
- Outside Roads < 50,000**
  - Major Roads
  - Local Roads
- Civic Address**
- Parcel Fabric
- Rivers**
  - Intermittent
  - Permanent
- DD Zoning Bylaws
- Lakes - Local Scale
- Municipal Boundary - Upper Ti**
  - <all other values>
  - COUNTY OF PETERBOROUGH

1: 1,000



50.8 0 25.40 50.8 Meters

North\_American\_1983\_CSRS\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

2018 air photo  
NOT a legal survey



### Legend

- Roads < 50,000**
- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only
- Outside Roads < 50,000**
- Major Roads
- Local Roads
- Civic Address**
- Parcel Fabric
- Rivers**
- Intermittent
- Permanent
- DD Zoning Bylaws
- Lakes - Local Scale
- Municipal Boundary - Upper Ti**
- <all other values>
- COUNTY OF PETERBOROUGH

### Notes

2018 air photo  
NOT a legal survey

50.8 0 25.40 50.8 Meters

Lot A

N ↑

