



Office Use Only	
File No.	<u>B-03-24</u>
Date App. Submitted	<u>Jan. 8, 2024</u>
Application Fee	<u>\$1500.00</u> ²⁰²³ 4000
Date Fee Received	<u>Jan. 8, 2024</u>
Date Application Deemed Complete	<u>Jan. 8, 2024</u>
Roll No.	<u>1522-020-003-32401</u>

**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): Peter Millen Smith Wendy Allison Smith
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [Redacted]
[Redacted]
[Redacted]
[Redacted]

Phone: (home) [Redacted] Phone: (work) —
Phone: (cell) [Redacted] Fax: —

Email: [Redacted]

2.0 Agent Information

Authorized Agent (if any): Marnie Saunders c/o Dm Wills

Address: 150 Jameson Drive
Peterborough, ONT
K9J 0B9

Phone: (home) 705 742-2297 Phone: (work) —
Phone: (cell) — Fax: —

Email: msaunders@dmwills.com

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: RBC Holds a
mortgage on our 188.6 Acre property.

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

County Peterborough	Township Douro / Dummer	Ward (Former Township) Dummer
Concession Number(s) 3	Lot Number(s) 14	Legal Description:
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 1090 Fourth Line Road - South Dummer
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? NO
Date subject land was purchased by current		July 2000

4.1 Dimensions of the Subject Land

Frontage: Severed Parcel	Depth:	Area:
<input type="checkbox"/> Water: _____	<input checked="" type="checkbox"/> Min: 82.14m (approx)	0.45 ha
<input checked="" type="checkbox"/> Road: 45m	<input checked="" type="checkbox"/> Max: 106m (approx)	1.1 acre

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:	ROCK ROAD, DOURO-DUMMER KOLZAO			
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 & Waste Management Area (former site)

Please provide an explanation of how the application for rezoning will conform to the Official Plan please refer to DM Wills Planning Justification Report dated September 10, 2023

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: _____

See below note.

Please explain the reason for the requested rezoning: We are severing a 1.1 Acre Lot off our property and must rezone proposed lot area as it is D2 B-93-23

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 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): _____

Storm Drainage:	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 type="checkbox"/> Swales <input type="checkbox"/> Other (specify): _____

Sewage Disposal:	Please identify the type of sewage disposal serving the subject property:
<input 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 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:</p> <p>a) A servicing options report Date received: _____</p> <p>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>
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9.0 Existing and Proposed Uses and Structures:

agricultural & forested

What is the subject land currently used for? Currently just vacant land

How long have the existing uses of the subject land continued? 24 Years

What are the proposed uses of the subject land? Severance of a 1.1 Acre Vacant Lot.

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
None on Severed							

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
Residential	Dimensions Unknown.					

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	0	Unknown
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number	0	↓
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number	0	
New Plumbing Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	0	

* the proposed B-93-23 lot 1.1 Acre is just vacant land. upon final completion of project our intent is to list and sell the lot. Sorry don't have any idea what will be built on lot but they must follow building envelope and Douro/Dumer building rules.

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)
Severed lot currently vacant or 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)
Residential	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)	Vacant	Unknown
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"/>	B-93-23	Provisional Consent
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:

WILL POST ON PROPOSED LOT
FOR PUBLIC TO READ AND A
PUBLIC MEETING AS REQUIRED BY THE
PLANNING ACT.

15.0 Authorization by Owner to Appoint an Agent:

I/We Peter + Wendy SMITH, being the owner(s) of the subject land, hereby, authorize Marnie Saundis to be the applicant in the submission of this application.

Signature 

Date JAN 8/2024

Signature 

Date Jan 8/2024

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.

[Redacted Signature]

Owner/Applicant/Agent Signature

[Redacted Signature]

Owner/Applicant/Agent Signature

JAW 8/2024

Date

Jan 8/2024

Date

17.0 Access to Property:

I/We RKR + Wendy SMITH, 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] 1090 Fourth Line Road ^{Douro} ^{Dummer}

[Redacted Signature]

Owner/Applicant/Agent Signature

JAW 8/2024

Date

18.0 Declaration of Applicant:

I/We Peter + Wendy Smith of the Douro/Dummer in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
County of Ptbo 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 Douro-Dummer in the County of Peterborough this 8 day of January, 2024.

[Redacted Signature]

Signature of Commissioner, etc.
Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

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

[Redacted Signature]

Owner/Applicant Agent Signature

[Redacted 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, Peter + Wendy SMITH, 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.]*

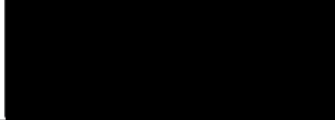
- the applicant or one of the applicants in the Application(s).
- the authorized agent acting in this matter for the applicant or applicants.
- an officer of the corporate applicant named in the Application(s).

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 8 day of January, 2024.



Signature of Commissioner, etc.
Donna Kelly
Deputy Treasurer / Tax Clerk
Commissioner of Oath

Note: Failure to post the notice, as required by this Affidavit, may result in additional costs and/or delays with your application.

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



Owner/Applicant Agent Signature



Owner/Applicant Agent Signature



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Peter & Wendy Smith
[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.

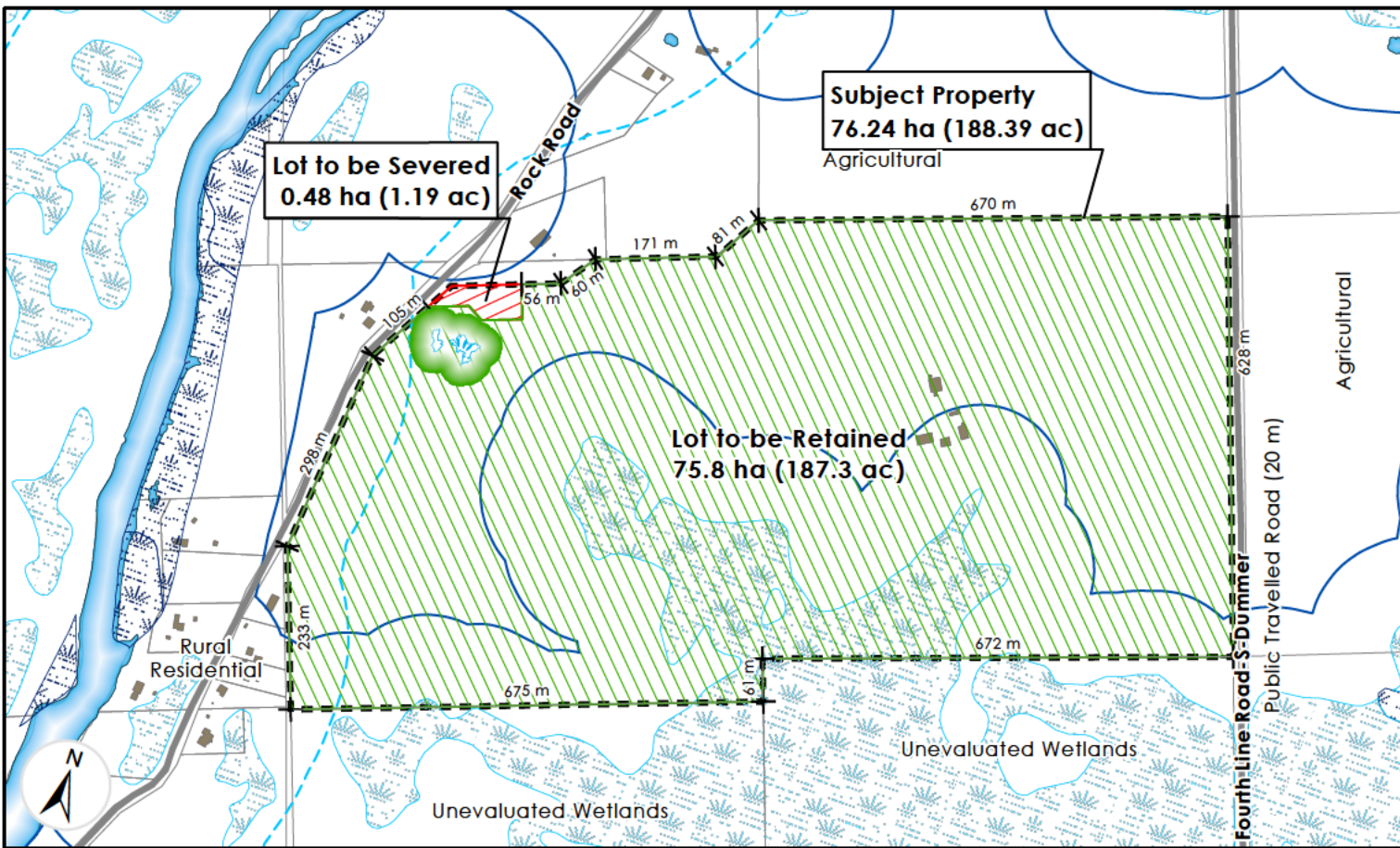
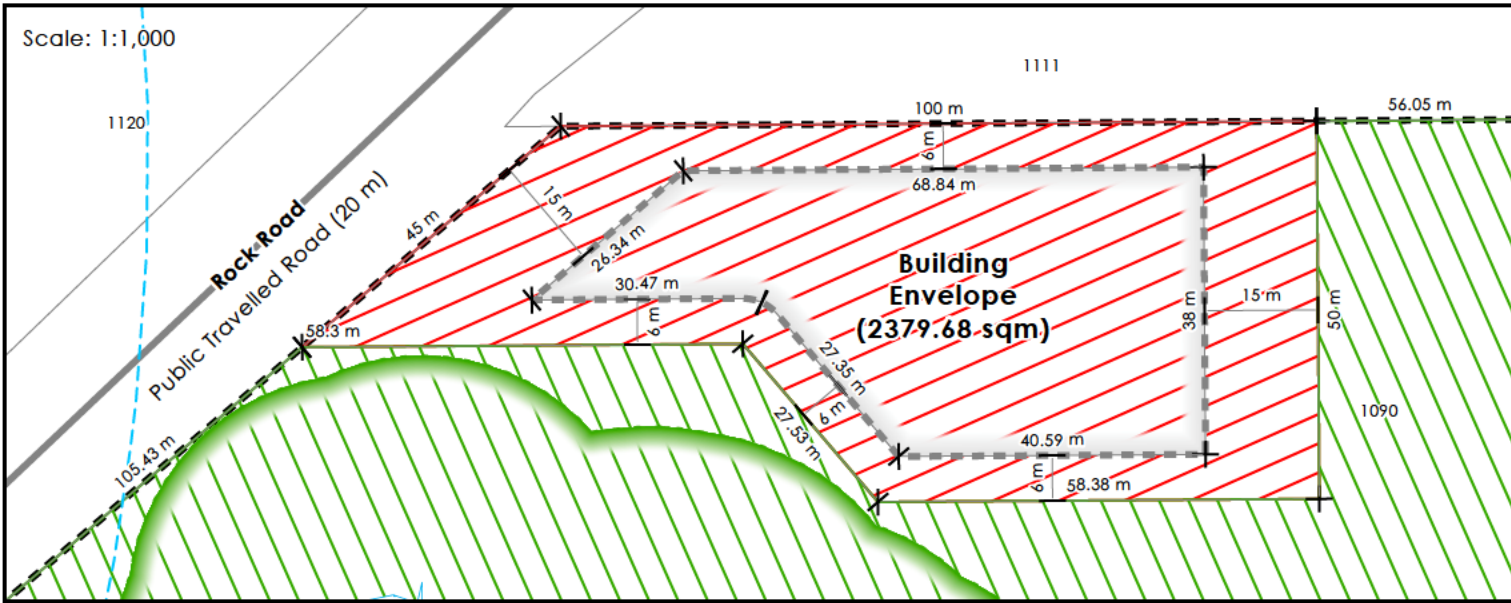
Dated this 8 day of January, 2024

[Redacted Signature]

Owner/Applicant/Agent Signature

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

Scale: 1:1,000



CONSENT SKETCH

1090 Fourth Line Road South
 Lot 14, Concession 3
 Township of Douro-Dummer
 County of Peterborough

Figure 7

- Legend
- Subject Property
 - Severed Lot
 - Retained Lot
 - Provincially Significant Wetlands
 - Non-Evaluated Wetlands
 - Delineated Wetland
 - Wetland Buffer (30 m)
 - Area of Influence Buffer (120 m)
 - River Setback (300 m)
 - Existing Structures




PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:10,000

Data Sources
 County of Peterborough

NOTE: The subject property is located approximately 2.82 km northeast of the County Road 38 Bridge.

Created In:	ArcGIS Pro
Drawn By:	A.M.
Checked By:	M.S.
Map Date:	8/3/23
Project Number:	85104



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