

Office Use Only	
File No.	_____
Date App. Submitted	_____
Application Fee	\$ _____
Date Fee Received	_____
Date Application Deemed Complete	_____
Roll No.	_____

**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): Lakefield College School Foundation c/o Tim Rutherford (also please contact Janice Greenshields)
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: 4391 County Rd 29
Lakefield, ON K0L 2H0

Please include in all correspondences

Phone: (home) _____

Phone: (cell) _____

Email: _____

Phone: (work) _____

Fax: _____

2.0 Agent Information

Authorized Agent (if any): EcoVue Consulting Servies Inc. c/o Kent Randall

Address: 311 George St. N. Suite 200
Peterborough ON, K9J 3H3

Please include in all correspondences

Phone: (home) _____

Phone: (cell) _____

Email: krandall@ecovueconsulting.com

Phone: (work) 705-876-8340

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) Douro
Concession Number(s) 5	Lot Number(s) Part of 23 and 24	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 3742 Highway 28	
Reference Plan No: 45R-14098	Part Number(s): 1-4	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		Donated to LCS in 2007	

4.1 Dimensions of the Subject Land

Frontage: <input checked="" type="checkbox"/> Water: <u>1,424.6 metres</u> <input checked="" type="checkbox"/> Road: <u>633.73 meters</u>	Depth: <input checked="" type="checkbox"/> Min: <u>267.81 metres</u> <input checked="" type="checkbox"/> Max: <u>801.81 metres</u>	Irregular shape	Area: 62.8 hectares
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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 type="checkbox"/> County Road	<input type="checkbox"/> Right-of-way			
<input checked="" type="checkbox"/> Provincial Highway Highway 28	<input checked="" type="checkbox"/> Water (on the waterfront)			
<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:				
Approximate distance from subject land:				
Approximate distance from nearest public road:				

5.0 Official Plan Designation and Zoning

Official Plan Designation: Site Specific Special Policy Areas (6.2.2.11(d)(viii)), Environmental Constraint Area

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

Zoning By-law : Environmental Conservation (EC) and Special District 249 Zone (S.D. 249)

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? Yes

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: _____

Seeking to add flexibility to the site specific zoning for the site and to remove the requirement for the planting strip. Requesting a

Holding provision be added to require the appropriate studies be completed. See planning letter-report for details.

Please explain the reason for the requested rezoning: _____

The current site specific zone is specific to a conceptual plan rather than general provisions to enable flexibility.

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

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

Sewage Disposal:	<p>Please identify the type of sewage disposal serving the subject property:</p> <p><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> <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 type="checkbox"/> No</p> <p>If yes, the following are required:</p> <p>a) A servicing options report Date received: _____ b) A hydrogeological report Date received: <u>To be provided</u></p>
<input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	

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 checked="" type="checkbox"/> No</p>
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9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Agricultural, Outdoor education and education

How long have the existing uses of the subject land continued? Approx. 2015 for Education uses

What are the proposed uses of the subject land? Institutional ancillary to existing uses

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
Cabin 1/2	73.24/23.85	Appr140/23.85	2/1	12.21/5.48	7.20/4.35	<7.5	1800s
Barn 1/2	119.25/174.6	119.25/174.6	1	12.27/15.42	8.02/9.28	<7.5	1800s
Shed/Boat House	12.26/25.31	12.26/25.31	1	4.31/6.39	2.84/3.92	<7.5	1800s
Storage Structures	61.48/52.77	61.48/52.77	1	11.74/11.54	5.24/4.34	<7.5	1800s
House	253.72	402.83	2	43.75	26.09	<9	1800s

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
New Retreat Centre (i.e., residence)	TBD	TBD	TBD	TBD	TBD	TBD
Hoop (3)/Greenhouse (2)	TBD	TBD	1	TBD	TBD	TBD
Bathroom and Washing Facility	TBD	TBD	1	TBD	TBD	TBD
Livestock	TBD	TBD	1	TBD	TBD	TBD

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	402.83	TBD
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	3	TBD
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	0	TBD
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	0	TBD

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)
Cabins/Storage Structures	>45	N/A	>15	>15	>30	see site plan
Barn 1/Barn 2	>45/24.32	N/A	>15	>15	>30	see site plan
Shed/Boat House	>45	N/A	>15	>15	>30	see site plan
House	>45	N/A	>15	>15	>30	see site plan

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)
New Retreat Centre (i.e., residence)	>45	N/A	>15	>15	>30	see site plan
Hoop/Green houses	>45	N/A	>15	>15	>30	see site plan
Livestock Area/Bathroom	>45	N/A	>15	>15	>30	see site plan

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)	<0.5%	<0.5%
Accessory Structures	<0.5%	<0.5%
Total	<1%	<1%

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 type="checkbox"/>	<input checked="" type="checkbox"/>		
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other: OPA and ZBA (previous)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OPA No. 62 and R-11-20	Approved

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

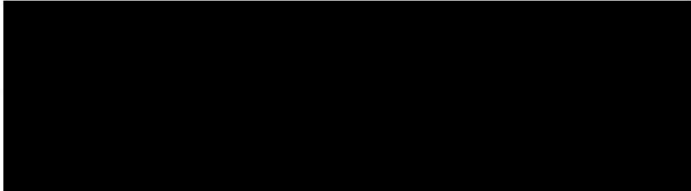
14.0 Public Consultation Strategy:

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:

Statutory public meeting under the Planning Act.

15.0 Authorization by Owner to Appoint an Agent:

I/We LAKEFIELD COLLEGE SCHOOL FOUNDATION, being the owner(s) of the subject land, hereby, authorize ECOVUE Consulting Services Inc. to be the applicant in the submission of this application.

Signature 


Date Feb 7/2024

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

Feb 7/24

Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We LAKEFIELD COLLEGE SCHOOL FOUNDATION, 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] 3742 HWY 28, HARCOURT, ON K0L 3G0



Owner/Applicant/Agent Signature

Feb 7/24

Date

18.0 Declaration of Applicant:

I/We KENT RANDALL of the CITY OF PETERBOROUGH 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:

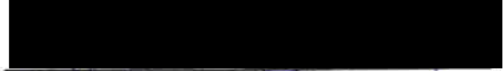
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

Declared before me at the Township of Douro-Dummer in the County of Peterborough this 8th day of FEBRUARY, 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

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, KENT RANDALL, 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] AT LEAST 20 DAYS PRIOR TO THE 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 9th day of FEBRUARY, 2021.

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, Ecolve Consulting Services Inc.
[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 8th day of February, 2024.

[Redacted Signature Area]

Owner/Applicant/Agent Signature

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