

Office Use Only	
File No.	
Date App. Submitted	Sept. 18, 2023
Application Fee	\$1500.00
Date Fee Received	Sept. 11, 2023
Date Application Deemed Complete	
Roll No.	020-004-08700

**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): \_\_\_\_\_  
(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: Cibc - 37 Queen street, Lakefield, On (mortgage)

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

County <b>Peterborough</b>		Township <b>Douro-Dummer</b>	Ward (Former Township) <b>Dummer</b>
Concession Number(s) <b>3</b>	Lot Number(s) <b>24</b>	Legal Description: <b>Part of the west half of lot 24 Con 3 Douro Dummer</b>	
Registered Plan No: <b>717045</b>	Lot(s)/ Block No. <b>24</b>	Civic/911 Address: <b>1635</b>	
Reference Plan No:	Part Number(s): <b>1</b>	Are there any easements or restrictive covenants affecting the property? <b>NO</b>	
Date subject land was purchased by current		<b>May 06 2005</b>	

**4.1 Dimensions of the Subject Land**

Frontage:	Depth:	Area: +/- 42.49 Ha +/- 105 Ac
<input type="checkbox"/> Water: _____	<input type="checkbox"/> Min: <u>589.90m</u>	
<input checked="" type="checkbox"/> Road: +/- 407.52 m	<input type="checkbox"/> Max: <u>703.32</u>	

**4.2 Access to the Subject Land**

<b>Access to Subject Property –</b>		<input checked="" type="checkbox"/> Existing	or	<input checked="" type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round	<input type="checkbox"/> Private Road			
<input checked="" 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:	County rd 6			
<b>If access to the land is by water only: N/A</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 B-60-22

Please provide an explanation of how the application for rezoning will conform to the Official Plan  
New farm parcels may be created provided both parcels retained & severed, are over 20 ha

Zoning By-law : Rural

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: Severing with the intent to build a new residence on the new parcel (Part 1, Plan 45R-17531). Condition of Severance Application B-60-22.

Rezoning is required to recognize the wetland and related VPZ. The condition was also necessary to recognize deficient lot frontage on the retained.

However, the survey prepared by JBF, dated June 26, 2023 indicates the retained parcel will meet the minimum lot frontage requirement.

Please explain the reason for the requested rezoning: to recognize the wetland and required VPZ.

No longer require rezoning to recognize deficient lot frontage.

**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 type="checkbox"/> Existing <input 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 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 type="checkbox"/> Existing <input 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>
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**9.0 Existing and Proposed Uses and Structures:**

What is the subject land currently used for? residential farm (crops (hay, corn, wheat, etc))

How long have the existing uses of the subject land continued? off and on since 2005

What are the proposed uses of the subject land? to sever and build a residence, and shop/outbuilding for ourselves.

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
Home	151.896sq m		1	17.321 m	8.534 m		1994
Insulated Barn (shop)	222.967sq m		1	18.288 m	12.192 m	6.096 m	1996
Attached garage	83.799sq m		1	9.82 m	8.534 m		1994
Detached garage	79.711sq m		1	11 m	7.2465 m		2006
carport	42.921sq m		1	11 m	3.902 m		2006

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
nothing proposed at this time						
# no current structures						
on proposed parcel						

**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	none	unknown
Bedrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number	none	unknown
Bathrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number	none	unknown
New Plumbing Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of Fixtures	none	unknown



**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	231.24 m	440.46 m		183.47m	n/a	* Shop/barn is the
shop/barn	174.17 m	375.52 m	53.80 m	254.72 m	n/a	closest building to
detached garage	270.97 m	399.69 m		212.80 m	n/a	proposed severed
						parcel at 53.80 m

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)
nothing at this time						

**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)	151.896 sq/m or 0.03%	n/a
Accessory Structures	428.398 sq/m or 0.10%	n/a
Total	580.294 sq/m or 0.13%	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 type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-60-22	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:

Public Meeting in accordance with the prescribed regulations of 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.

[Redacted Signature]

Owner/Applicant/Agent Signature

Sept 05 2023

Date

[Redacted Signature]

Owner/Applicant/Agent Signature

September 05/23

Date

**17.0 Access to Property:**

I/We [Redacted] [Redacted] 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] 1635 CR 6 Douro Dummer.

[Redacted Signature]

Owner/Applicant/Agent Signature

September /05/2023

Date



**18.0 Declaration of Applicant:**

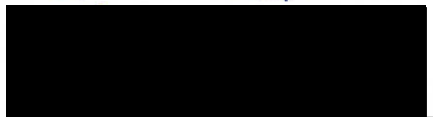
I/We  of the 1635 CR 4 Township of Douro Dummer in the  
(name of owner(s)/agent(s)) (city/town/township in which you reside)

Peterborough County in ONTARIO, Canada 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 14<sup>th</sup> day of September, 20 23.



Signature of Commissioner, etc.  
Deputy Treasurer/AP Payroll 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. 1522 020-004-08700-0000

### Affidavit

In the Matter of a **Zoning By-law** application to the Township of Douro-Dummer,

I/We,  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]* \_\_\_\_\_, 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 14<sup>th</sup> day of September, 2023.

  
Signature of Commissioner, etc.  
Donna Kelly  
Deputy Treasurer/AP Payroll 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

**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, [Redacted]  
[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 14<sup>th</sup> day of September, 2023.

[Redacted Signature]  
Owner/Applicant/Agent Signature

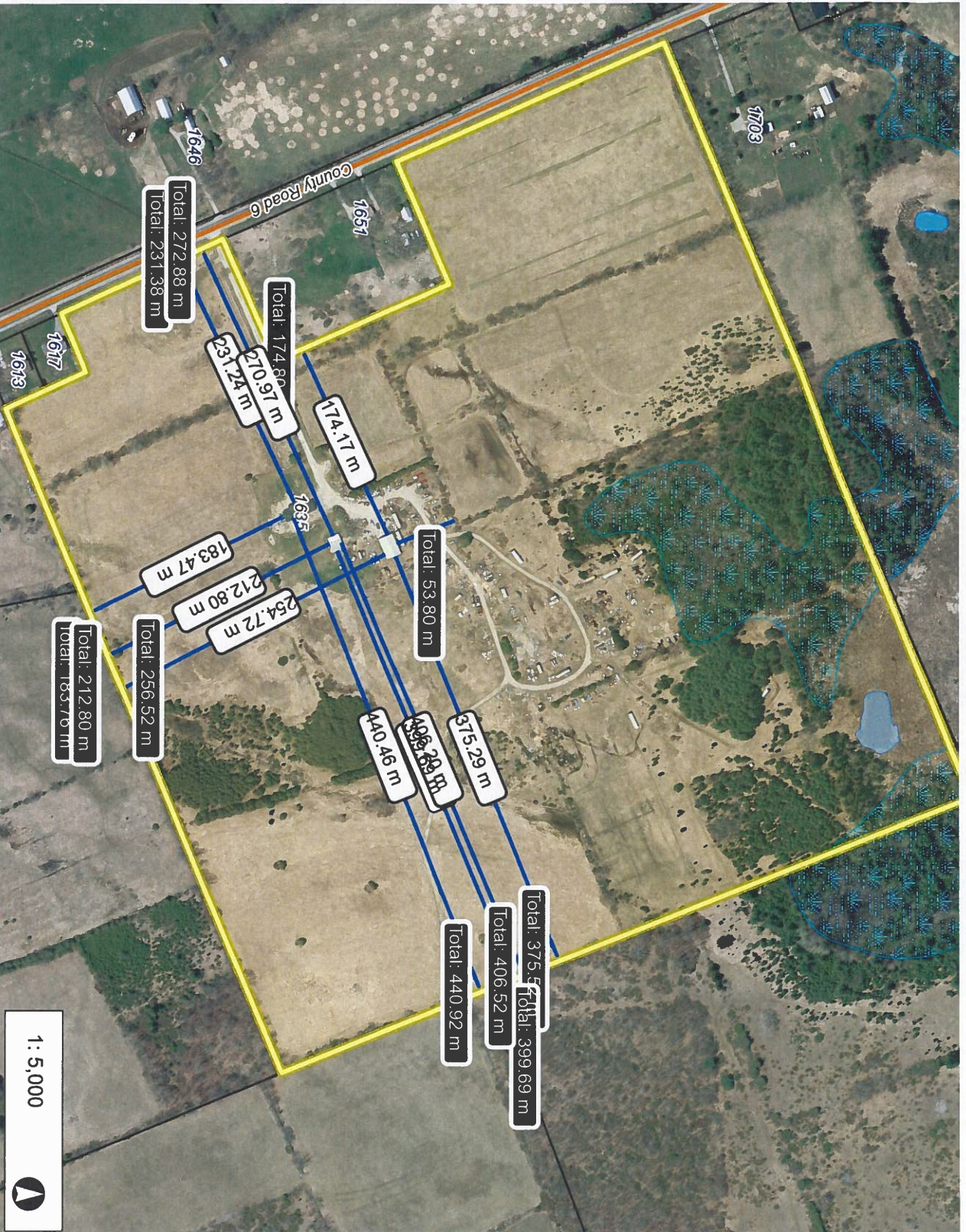
**\*\*** Written consent from the applicant will be obtained prior to any such additional costs being incurred.





County of Peterborough

# 1635 County Road 6



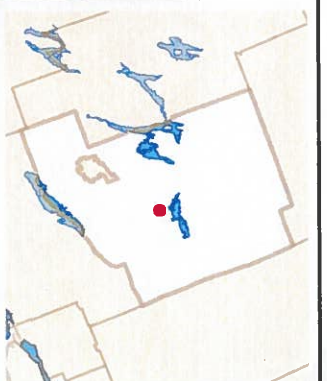
254.0 0 127.00 254.0 Meters

NAD83, CSRS98, UTM, zone\_17N  
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1 : 5,000

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



- 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
  - Parcel First Nations - Canada I
  - 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>

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



