

Office Use Only	
File No.	R-07-24
Date App. Submitted	March 14, 2024
Application Fee	\$1650.00
Date Fee Received	March 14, 2024
Date Application Deemed Complete	
Roll No.	220-005-42700

**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: [REDACTED]

Phone: (home) [REDACTED]      Email: [REDACTED]

Phone: (cell) [REDACTED]      Phone: (work) SAME

Fax: [REDACTED]

**2.0 Agent Information**

Authorized Agent (if any): \_\_\_\_\_

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

Phone: (home) \_\_\_\_\_      Email: \_\_\_\_\_

Phone: (cell) \_\_\_\_\_      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>PETER BOROUGH</i>		Township <i>DURO-DUMMER</i>	Ward (Former Township) <i>DUMMER</i>
Concession Number(s) <i>9</i>	Lot Number(s) <i>32-31</i>	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <i>2473 CROWESLANDING Rd.</i>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <i>NO</i>	
Date subject land was purchased by current		<i>1980</i>	

**4.1 Dimensions of the Subject Land** (*SEVERED PARCEL*)

Frontage:	Depth:	Area:
<input type="checkbox"/> Water: _____	<input type="checkbox"/> Min: _____	<i>1.19 ACRES</i>
<input checked="" type="checkbox"/> Road: <i>60.96 m</i>	<input checked="" type="checkbox"/> Max: <i>11.20</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 checked="" 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:				
<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

Please provide an explanation of how the application for rezoning will conform to the Official Plan  
CHANGING S.D. 223 RURAL ZONING BACK TO RURAL ZONING  
RESIDENT USE PERMITTED IN RURAL Designation

Zoning By-law : S.D. 223

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? RURAL / SINGLE DETACHED DWELLING

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: FOR A LOT ADDITION  
SEVERANCE SO THAT BOTH PARTS ARE THE SAME  
ZONING (RURAL)

Please explain the reason for the requested rezoning: S.D 223 IS A  
DIFFERENT RURAL ZONING NEED TO CHANGE TO RURAL  
CONDITION OF SEVERANCE APPLICATION

**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 checked="" type="checkbox"/> Other (specify): <u>SLOPE</u>

<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 checked="" type="checkbox"/> Other (specify): <u>None</u>
	<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>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? HAY FIELD

How long have the existing uses of the subject land continued? 15 YRS.

What are the proposed uses of the subject land? RURAL LOT (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

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

**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)

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)		
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 checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-87-23	APPROVED Conditions
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:

*ATTACHED POST NOTICE, CONTACT NEIGHBORS  
CONTACT LOCAL LAND OWNERS. and  
PUBLIC MEETING.*

**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

MARCH 13 / 2024  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**17.0 Access to Property:**

I/We DENNIS IRWIN, 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] 2473. CROWE'S LANDING Rd.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

MARCH 13 / 2024  
Date



**18.0 Declaration of Applicant:**

I/We DENNIS IRWIN of the TOWNSHIP OF 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 14 day of March, 2024.

[Redacted Signature]

Signature of Commissioner, etc. Martina Chalt-Hartwig  
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

Owner/Applicant Agent Signature

This application must be accompanied by the Township of Douro-Dummer Zoning By-law Amendment Fee (\$1650.00) 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 J. DUNN, 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 14 day of March, 2024.



Signature of Commissioner, etc.

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



Owner/Applicant Agent Signature

Martina Chalt-Hartwig  
Clerk  
Commissioner of Oath  
Township of Douro-Dummer

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 EDWIN  
[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 13 day of MARCH, 2024.

[Redacted Signature]

Owner/Applicant/Agent Signature

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

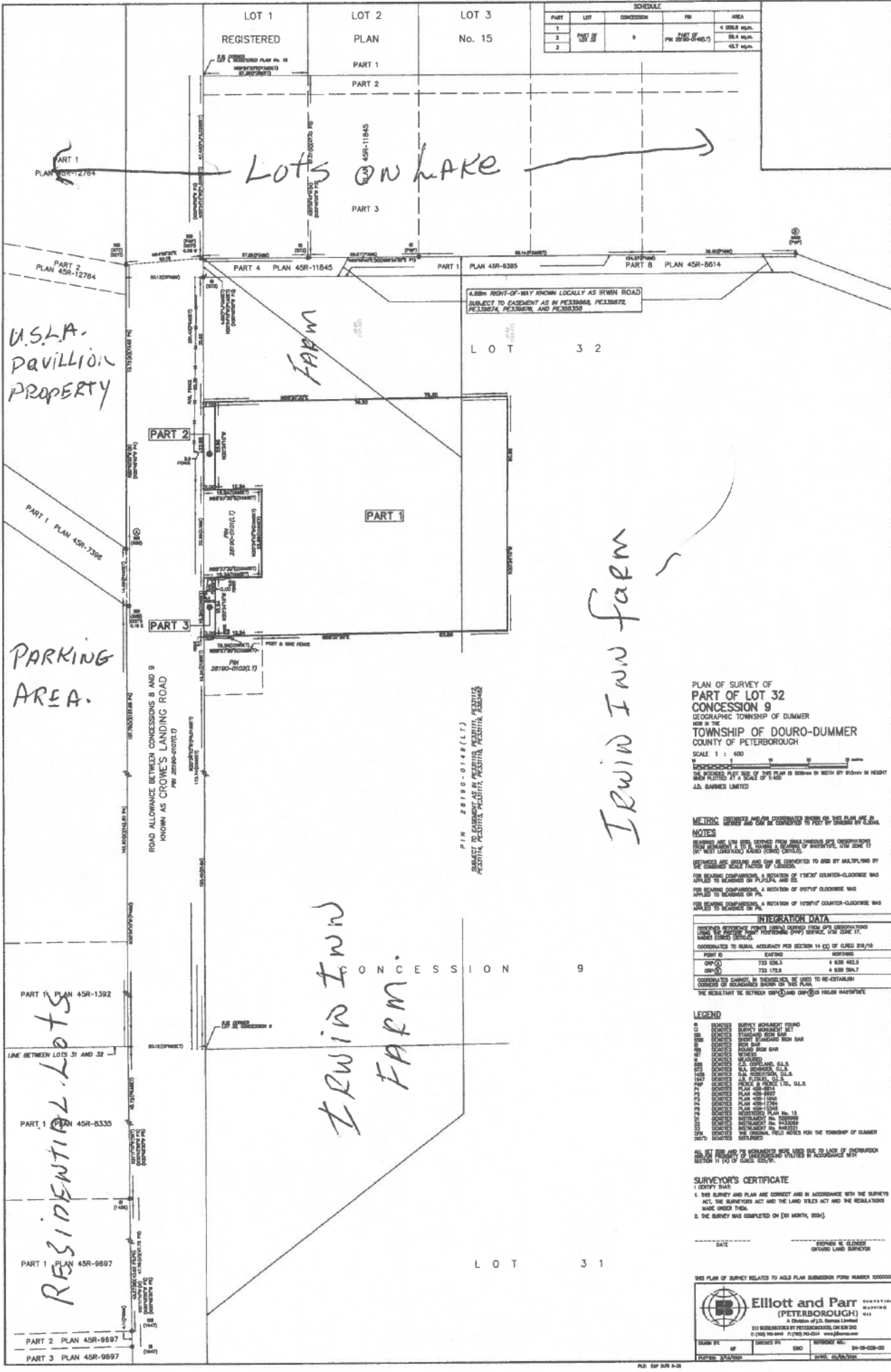


LOT OUTLINES FROM GIS ARE WRONG





SCHEDULE			
PART	LOT	CONCESSION	AREA
1			4 008.8 sq.m.
2	PART OF LOT 31	9	56.4 sq.m.
3			45.7 sq.m.



PLAN OF SURVEY OF  
**PART OF LOT 32**  
**CONCESSION 9**  
 GEOGRAPHIC TOWNSHIP OF DUMMER  
 NOW IN THE  
**TOWNSHIP OF DOURO-DUMMER**  
 COUNTY OF PETERBOROUGH

SCALE 1 : 400

THIS PLAN IS ACCURATE IN BOTH HORIZONTAL AND VERTICAL PLANE TO THE NEAREST MILLIMETER.

J.D. BARNES LIMITED

**METRIC** DIMENSIONS AND COORDINATE VALUES ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY LOCAL NOTES

BEARINGS ARE THE ANGLES DERIVED FROM MEASUREMENTS AND OBSERVATIONS FROM BEARING TO A POINT, A BEARING OF 90 DEGREES, 180 DEGREES, 270 DEGREES OR 0 DEGREES (OR 360 DEGREES) SHALL BE CONSIDERED AS BEING IN THE HORIZONTAL PLANE.

FOR BEARING COMPASSES, A NOTATION OF 1982° COUNTER-CLOCKWISE HAS APPLIED TO BEARINGS ON THIS PLAN.

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**INTERGRATION DATA**

POINT #	EASTING	NORTHING
OMP(1)	733 006.3	4 630 483.0
OMP(2)	733 172.8	4 630 584.7

COORDINATE CONTROL IN THIS SURVEY IS USED TO RE-ESTABLISH CONVEYED DIMENSIONS.

THE REGULATORY IS BETWEEN OMP(1) AND OMP(2) IS 100.00 METERS.

- LEGEND**
- 10 SURVEY MONUMENT FOUND
  - 11 SURVEY MONUMENT SET
  - 12 STATIONED BENCH MARK
  - 13 BENCH MARK FROM B.M. BAR
  - 14 BENCH MARK
  - 15 BENCH MARK BAR
  - 16 BENCH MARK
  - 17 BENCH MARK
  - 18 C.A. CORNER, O.L.S.
  - 19 B.M. CORNER, O.L.S.
  - 20 B.M. CORNER, O.L.S.
  - 21 B.M. CORNER, O.L.S.
  - 22 B.M. CORNER, O.L.S.
  - 23 B.M. CORNER, O.L.S.
  - 24 B.M. CORNER, O.L.S.
  - 25 B.M. CORNER, O.L.S.
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  - 98 B.M. CORNER, O.L.S.
  - 99 B.M. CORNER, O.L.S.
  - 100 B.M. CORNER, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON (24 MARCH, 2014).

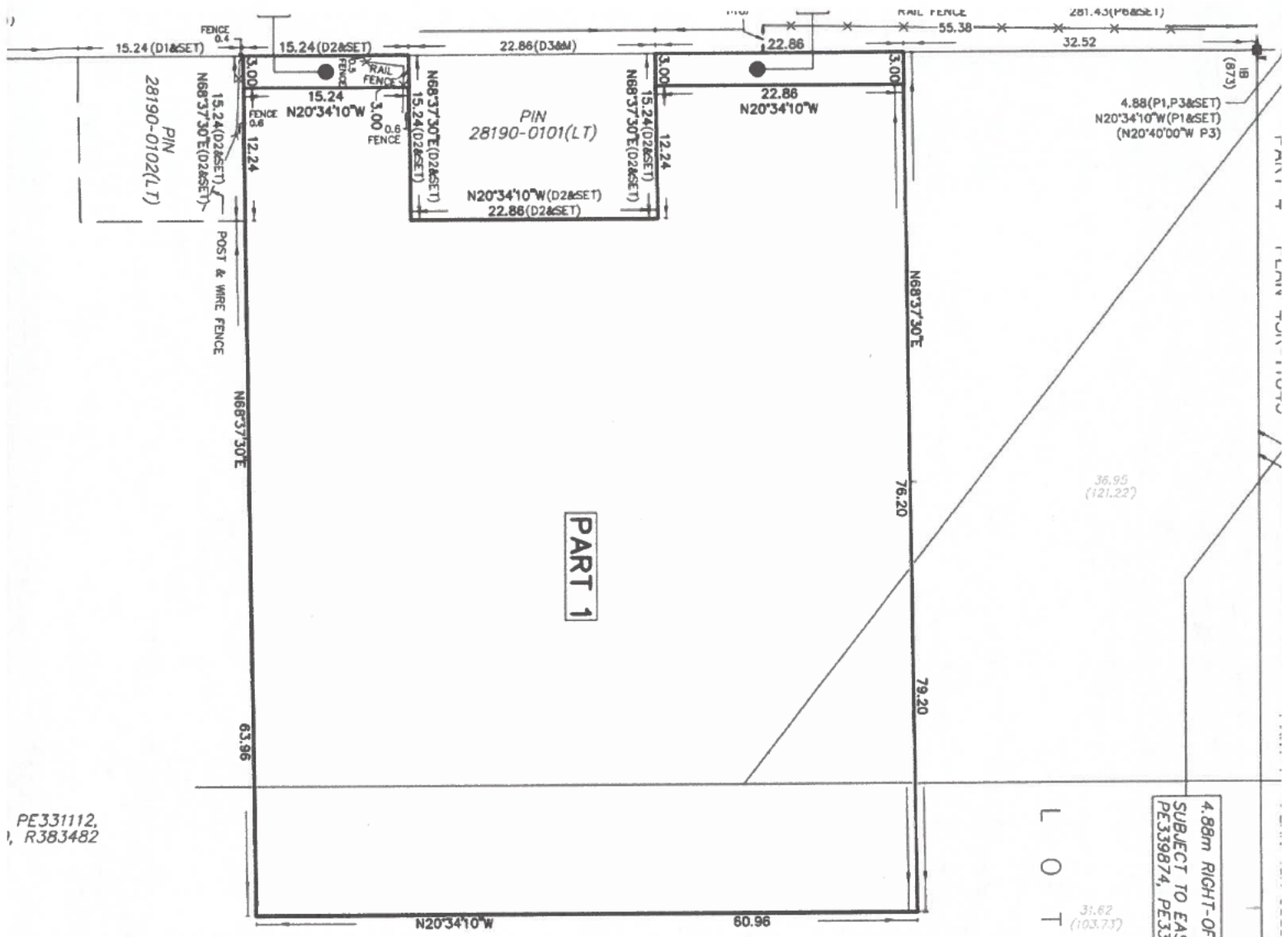
DATE: \_\_\_\_\_

STEPHEN W. CLINEBO  
 SURVEYOR

THIS PLAN OF SURVEY RELATES TO AGS PLAN SUBMISSION FORM NUMBER 2000002

**Elliott and Parr**  
 (PETERBOROUGH)  
 A Division of J.D. Barnes Limited  
 311 BERRINGTONS BY PETERBOROUGH, ON N0B 2G0  
 T: (709) 764-4100 F: (709) 764-4101 www.elliottandparr.com

DATE: 2014-03-24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



**PART 1**

4.88m RIGHT-OF-WAY KNOWN LOCALLY AS IRWIN ROAD  
 SUBJECT TO EASEMENT AS IN PE339868, PE339872,  
 PE339874, PE339876, AND PE368358

LOT 32

PE331112,  
 R383482

PLAN OF SURVEY OF  
 PART OF LOT 32  
 CONCESSION 9  
 GEORGETOWN TOWNSHIP OF N.B.