

Office Use Only	
File No.	R-08-24
Date App. Submitted	Mar. 20, 2024
Application Fee	\$ 1650
Date Fee Received	Mar. 20, 2024
Date Application Deemed Complete	
Roll No.	010-004-04700

**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): McMahon, Francis Joseph, McMahon, Paul Stephen Gerard
(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: N/A

2.0 Agent Information

Authorized Agent (if any): Paul Stephen Gerard McMahon

Address: [Redacted]

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

Phone: (cell) [Redacted] Phone: (work) [Redacted]

Fax: N/A

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) 9	Lot Number(s) 1 & 2	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 129 Douro Ninth Line	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		1944 - No easements ^	

4.1 Dimensions of the Subject Land

Frontage: <input type="checkbox"/> Water: <u>N/A</u> <input type="checkbox"/> Road: <u>51m (CR 4)</u>	Depth: <input type="checkbox"/> Min: <u>635m</u> <input type="checkbox"/> Max: <u>680m</u>	Area: 61.5 ha
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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 checked="" 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 Road 4 and Douro Ninth Line			
If access to the land is by water only:				
Where are parking and docking facilities:	N/A			
Approximate distance from subject land:				
Approximate distance from nearest public road:				

5.0 Official Plan Designation and Zoning

Official Plan Designation: Rural, Extractive Industrial & Licensed, ECA, Special Policy Area Prov Sig Wetland

Please provide an explanation of how the application for rezoning will conform to the Official Plan
Agricultural uses are permitted in the Rural Designation. Amendment will permit construction of an Agricultural Building

Zoning By-law : RU, EC, M2 and SD.106 EC (P)

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: The building will be located in the RU zone - no additional zoning conditions in this area.

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? 1 dwelling unit per lot

Are there minimum and maximum height requirements on the property: Yes No
If Yes, what are they and are they being met? 9m for dwelling, 7.5 for accessory - Yes

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request:

Rezoning lands zoned RU to a special district which permits a reduced exterior side yard setback of 25.5 metres.

Please explain the reason for the requested rezoning: Due to environmental constraints, proposed agricultural building cannot meet 45m required setback. Footings have been surveyed by an OLS to confirm measurement.

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 checked="" 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): _____

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 checked="" 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): _____
	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 Permit Number: _____
	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 If yes, the following are required: a) A servicing options report Date received: _____ b) A hydrogeological report Date received: _____

Source Water Protection Area:	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 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
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9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Agricultural with dwelling, farm shop (retail)

How long have the existing uses of the subject land continued? 80+ years

What are the proposed uses of the subject land? Continuation of existing uses with new ag building

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) See Attached Plans

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Dwelling		2259	3 Part				1870
Barn(s)		1008+ -					1968
Agricultural buildings		3456					1992
Farm Retail Store		2140/4096					1998/2017
Ag Building		2448					1981

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
Agricultural Storage	1130.5 sqm			53	21.33	9m

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)
See aerial of structures						

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)
Agricultural Storage	+/-330m	+/- 600m	26m**			

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)	205 (dwelling), 1220 (ag use), 675 Store	205 (dwelling), 2350.5 (ag), 675 store
Accessory Structures		
Total	2100 sqm (0.34%)	3230.5 sqm (0.52%)

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:	<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:

As per the Planning Act.

15.0 Authorization by Owner to Appoint an Agent:

I/We Francis Joseph McMahon, being the owner(s) of the subject land, hereby, authorize Paul Stephen Gerard McMahon to be the applicant in the submission of this application.

Signature _____


Date March 20/24

Signature _____


Date March 20 2024

18.0 Declaration of Applicant:

I/We Paul McMahon of the TWP OSM 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 20 day of March, 2024.

[Redacted Signature]

Signature of Commissioner, etc.
Danna 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

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, Paul McMahon, 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 20th day of March, 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.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Paul Stephen Gerard McMahon
[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 20 day of March, 2024.

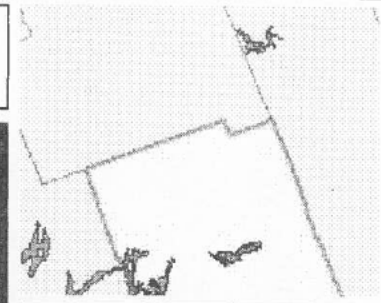
[Redacted Signature]

Owner/Applicant/Agent Signature

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



Subject Lands- ZBLA- 129 Douro Ninth Line



Legend

Roads < 50,000

- PRIV ; Private, PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

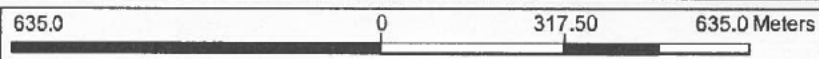
Outside Roads < 50,000

- Major Roads
- Local Roads

Other Features

- First Nations
- Parcel Fabric
- Parcel First Nations - Canada I
- Clean Water Act Policies Apply
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
- <all other values>
- COUNTY OF PETERBOROUGH

1: 12,500



Notes



**ENVIRONMENTAL
MANAGEMENT PLAN**
STARFRA FEEDS
153 Douro Ninth Line
Douro-Dummer, Ontario

LEGEND

-  14m Right of Way Setback
-  Proposed 10m Wetland Setback
-  Sediment Fence
-  Verified Wetland Boundary
-  Pond
-  Unevaluated Wetland
-  Wetland
-  MTO Right of Way
-  Mud Mat (50mm - 100 mm aggregate)
-  Restoration Area
-  Cedar Hedgerow
-  Proposed Building Footprint
-  Site (0.33 ha) (approximate)

Notes:
 - Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).
 - Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
 - Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



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 www.cambium-inc.com

SITE PLAN

Project No.:	12683-001	Date:	February 2023
Scale:	1:2,000	Rev.:	
Created by:	DJL	Projection:	NAD 1983 UTM Zone 17N
Checked by:	MOL	Figure:	2

Site Plan – 129 Douro Ninth Line
Zoning By-law Amendment (McMahon)

