

Office Use Only	
File No.	R-17-21
Date App. Submitted	Dec. 20, 2021 (Revised June 8, 2022)
Application Fee	\$ Paid
Date Fee Received	Dec. 20, 2021
Date Application Deemed Complete	Jan. 5, 2022
Roll No.	1522-010-004-08100

## 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): David Paterson and Kathryn Carrington  
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [REDACTED]  
[REDACTED]  
[REDACTED]

Phone: (home) \_\_\_\_\_  
 Phone: (cell) [REDACTED] \_\_\_\_\_

Email: [REDACTED]  
 Phone: (work) \_\_\_\_\_  
 Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street  
Beattie Street  
Owen Sound, ON  
N4K 6X2

Phone: (home) \_\_\_\_\_  
 Phone: (cell) \_\_\_\_\_

Email: ronalddavidson@rogers.com  
 Phone: (work) (519) 371-6829  
 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: None

**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) 10	Legal Description: Part Lot 9, Concession 10	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 4034 Centre Road	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		September 2020	

**4.1 Dimensions of the Subject Land**

Frontage: <input checked="" type="checkbox"/> Water: None <input checked="" type="checkbox"/> Road: None	Depth: <input checked="" type="checkbox"/> Min: 54.25 m <input checked="" type="checkbox"/> Max: 54.25 m	Area: 2795.85 m <sup>2</sup>
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**4.2 Access to the Subject Land**

<b>Access to Subject Property –</b>		<input type="checkbox"/> Existing	or	<input checked="" 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 type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water			
<input checked="" type="checkbox"/> Other public road (Specify): Driveway on unopened road allowance				
Name of Road/Street:	Centre Road			
<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' with special policy 6.2.2.11(d)(vi)

Please provide an explanation of how the application for rezoning will conform to the Official Plan  
See attached Planning Report

Zoning By-law Designation: Special District 190 with holding (S.D. 190-h)

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? Max building height of 9.0 metres. No minimum building height.

**6.0 Purpose of the Application**

Please describe the nature and extent of the rezoning request: To add another provision to the site-specific zoning to increase the 'maximum lot coverage' requirement from 15% to 17.1%, and to remove the 'h' suffix.

Please explain the reason for the requested rezoning: The rezoning would facilitate the construction of a detached dwelling on the subject property, along with a pool, pool shed and storage shed, as illustrated on the attached Site Plan.

**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>	<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 type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	

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

<b>Sewage Disposal:</b>	<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>
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<p>If the sewage disposal system is proposed, have you obtained a permit from the Peterborough Public Health? <input type="checkbox"/> Yes    or    <input checked="" type="checkbox"/> No</p> <p style="text-align: center;">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: _____          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 checked="" type="checkbox"/> Yes    or    <input type="checkbox"/> No</p> <p>If yes, have you attached the required clearance notice from the Risk Management Official with your application?      <input checked="" 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? Vacant

How long have the existing uses of the subject land continued? Always vacant

What are the proposed uses of the subject land? Residential, i.e. dwelling and accessory structures.

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							

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
Detached dwelling	478.69 m2	555 m2	1 plus lofts	Irregular	Irregular	8.84 m
Shed	9.3 m2	9.3 m2	1	3.048 m	3.048 m	4.5 m
In-ground swimming pool	59.487 m2	59.487 m2	N/A	12.19 m	4.88 m	In-ground

**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"/>	<b>Size</b>		316 m2
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Number</b>		3
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Number</b>		3
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Number of Fixtures</b>		23.5

**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)
None						

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)
Detached dwelling	6.47 m	16.45 m	17.72 m	6.0 m		
Pool shed	38 m +/-	18.56 m	9.65 m	40 m +/-		
In-ground swimming pool	6.47 m	31 m +/-	8.13 m	41.24 m +/-		

**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%	17.1%
Accessory Structures	0%	2.5%
Total	0%	19.6%

**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: Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None assigned, yet	Submitted recently

**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:

The owner will not be consulting with the neighbours. Neighbours within 120 metres of the site will be invited to the public meeting by the Township as required under Section 34 of the Planning Act.

**15.0 Authorization by Owner to Appoint an Agent:**

I/We David Paterson and Kathryn Carrington, being the owner(s) of the subject land, hereby, authorize Ron Davidson to be the applicant in the submission of this application.

Signature 

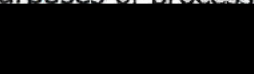
Date Dec 13, 21

Signature 


Date Dec 13/21

**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

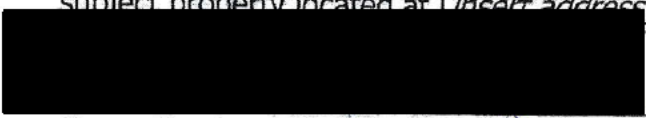
Dec 13, 21  
\_\_\_\_\_  
Date


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

Dec 13/21  
\_\_\_\_\_  
Date

**17.0 Access to Property:**

I/We David Paterson and Kathryn Carrington, 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] 1034 Centre Road.

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

4034   
Dec 13/21  
\_\_\_\_\_  
Date



**18.0 Declaration of Applicant:**

I/We Ron Davidson of the City of Owen Sound in the  
(name of owner(s)/agent(s) (city/town/township in which you reside)  
County of Grey in the 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 22 day of November, 2021.



Signature of Commissioner, etc.

Jodi Lynne Potter, a Commissioner, etc,  
Province of Ontario, for Andrew E. Drury,  
Barrister and Solicitor.  
Expires January 5, 2023.

**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 (\$1470.00) 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, Ron Davidson, 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]* 20 days prior to the 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 22 day of November 2021.

\_\_\_\_\_  
[Redacted Signature]

Signature of Commissioner, etc.  
Judith Lynne Potter, a Commissioner, etc,  
Province of Ontario, for Andrew E. Drury,  
Barrister and Solicitor.  
Expires January 5, 2023.

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

\_\_\_\_\_  
[Redacted Signature]  
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, David Paterson and Kathryn Carrington  
[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 December , 20<sup>21</sup>.



Owner/Applicant/Agent Signature

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

**Proposed Zoning By-law Amendment  
4034 Centre Road  
Township of Douro-Dummer**

