



Office Use Only	
File No.	_____
Date App. Submitted	<u>Dec 5, 2025</u>
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): Christina Laing & Aaron Goldstein & 2509448 Ontario Inc.
(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): Holly Richards-Conley (Black Point Construction Services)

Address: 195 Barcroft Rd.
Lakehurst, ON
K0L 1J0

Phone: (home) _____
 Phone: (cell) 705-772-0792

Email: holly@blackpointservices.com
 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 Peterborough		Township Douro-Dummer	Ward (Former Township) Dummer
Concession Number(s) 9	Lot Number(s) Pt Lot 32	Legal Description: 01386 Irwin Road	
Registered Plan No: Plan 15	Lot(s)/ Block No. Lot 11	Civic/911 Address: 1386 Irwin Road	
Reference Plan No: RP45R16723 Parts 3 9 & 16	Part Number(s): and RP45R16771 Part 3	Are there any easements or restrictive covenants affecting the property? <p style="text-align: right;">None</p>	
Date subject land was purchased by current		September 2021	

4.1 Dimensions of the Subject Land

Frontage: <input checked="" type="checkbox"/> Water: <u>26.70m</u> <input type="checkbox"/> Road: _____	Depth: <input type="checkbox"/> Min: <u>104.42m</u> <input type="checkbox"/> Max: <u>108.73</u>	Area: 2776.76 sq. m
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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 checked="" 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 type="checkbox"/> Other public road (Specify):				
Name of Road/Street:	Irwin Rd.			
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: Lakeshore Residential

Please provide an explanation of how the application for rezoning will conform to the Official Plan
Please see attached Planning Justification Report from KMD Planning.

Zoning By-law: Special District – 219

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: Please see attached Planning Justification Report from KMD Planning.

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: See attached sheet.

Please explain the reason for the requested rezoning: See attached sheet.

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? _____

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request:

21.219.2 Special Provisions

1. The minimum water-yard for a dwelling shall be 6.632 metres, as per the development plan attached to this By-law, referenced as Schedule 'B'.
2. The minimum east side yard (side lot line shall be 2.65 metres, as per the development plan attached to this By-law, referenced as Schedule 'B'.
3. Overhang projections (Main dwelling) shall be greater than 0.61 metres , as per the development plan attached to this By-law, referenced as Schedule 'B'.
4. Notwithstanding the provisions of Section 7.2.1(l), the maximum building height – (main dwelling) shall be 10.48 metres.
5. The minimum building setback (main dwelling) from a private Right-of-Way shall be 9.8 metres (south), as per the development plan attached to this By-law, referenced as Schedule 'B'.
6. The minimum building setback (accessory structure- garage) from a private Right-of- Way shall be 4.3 metres (north), as per the development plan attached to this By-law, referenced as Schedule 'B'.
7. **21.219.2 Special Provisions (Boathouse)** to be added, if required, to recognize

the existing west side yard. The minimum water-yard for a boathouse, located within the north-west part of the property, shall be as per the development plan attached to this By-law, referenced as Schedule 'B'. Further, notwithstanding the provisions of Section – 3.1.5, a boathouse shall have a minimum west side yard of 0 metres.

Please explain the reason for the requested rezoning

We are requesting this re-zoning to permit the tear-down and rebuild of the main dwelling on this property, alongside the construction of a new detached garage and covered parking area and renovation of the existing two-storey boathouse into a single-storey boathouse.

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 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 type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Other (specify): <u>Natural Drainage</u> _____</p>
<input checked="" type="checkbox"/> Existing <input 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>
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<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 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>

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 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

How long have the existing uses of the subject land continued? +/-1950's

What are the proposed uses of the subject land? 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
See Attached Appendix							

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
See Attached Appendix						

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input type="checkbox"/>	Size	337.74 sq. m	406.45 sq. m
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number	Unknown	2
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number	Unknown	3
New Plumbing Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	Unknown	+/-15

Appendix to the Planning Application

Property Owner: Goldstein/Laing
 Property Address: 1386 Irwin Rd., Douro-Dummer

9.0 Existing and Proposed Structures: Dimensions

Existing Structures

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Dwelling and attached Decks (To be demolished)	154.5 sq. m	±337.74	2	±13.35m	±12.27m	11.64m	Unknown
2 Storey Metal-Clad Building Boathouse (To be renovated at a later date)	75.6 sq. m	±123.89	2	±11.1m	±6.21m	5.98m	Unknown
Shelter 1 (Closest to Water)	8.36 sq. m	-	1	±1.71m	±5.30m	Unknown	Unknown
Shelter 2	8.51 sq. m	-	1	±1.77m	±5.33m	Unknown	Unknown

Proposed Structures

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Dwelling & Covered Porches	274.29 sq. m	406.45 sq. m (incl. Basement)	2	23.37m	14.11m	10.48m from avg. grade
Detached Garage and Covered Parking	36.78 sq. m	-	1	±5.16m	±8.29m	4.4m to midpoint



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 Attached Appendix						

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)
See Attached Appendix						

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)	See Attached Appendix	
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 type="checkbox"/>		
Consent (Severance) (Section 53)	<input type="checkbox"/>	<input type="checkbox"/>		
Minor Variance (Section 45)	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>	R-02-23	Approved.

10.0 Existing and Proposed Structures: Setbacks

Existing Structures

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water Yard	Other
Dwelling and attached Decks (To be demolished)	-	±83.24m	1.22m (E)	±11.8m (W)	6.6m	
2 Storey Metal-Clad Building Boathouse (To be renovated at a later date)	-	-	-	Over lot line (W)	1.4m Over Water	
Shelter 1 (Closest to Water)	-	-	17.72 (E)	-	-	
Shelter 2	-	33.59m	18.28 (E)	-	-	

Proposed Structures

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water Yard	Other
Dwelling & Covered Porches	7.5m	73.31m	2.65m (E)	9.15m (W)	7.5m	
Detached Garage and Covered Parking	47.2m	50.10m	6.20 (E)	12.13 (W)	47.2m	

Lot Coverage (in metric and percentage)

Lot Coverage	Existing	Proposed
Principle Use	154.5 sq. m (5.56%)	274.29 (9.88%)
Accessory Structure	92.47 sq. m (3.33%)	129.25 sq. m (4.65%)
Total	246.97 sq. m (8.89%)	403.54 (14.53%)

Total Lot Area: 2776.76 sq. m

13.0 Provincial Plans

Is the application consistent with the Provincial Planning Statement, 2024? 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 notices posted on subject property and at nearby intersections, if necessary.

Circulation of notice letters to nearby property owners and publication on the Township's website.

Application materials and supporting documents will be available at the Township office.

A statutory public meeting will be held to present the proposal, answer questions, and receive feedback.

15.0 Authorization by Owner to Appoint an Agent:

I/We See Attached Authorization., 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

2025-12-05

Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Holly Richards-Conley, 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]* 1386 Irwin Rd.



Owner/Applicant/Agent Signature

25-12-05

Date

18.0 Declaration of Applicant:

I/We Holly Richards-Conley of the Municipality of Trent Lakes in the
(name of owner(s)/agent(s) (city/town/township in which you reside)

County of Peterborough in 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 5th day of December, 2025.

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





Owner/Applicant Agent Signature

Signature of Commissioner, etc
Martina Chalt-Hartwig
Clerk
Commissioner of Oath
Township of Douro-Dummer

Owner/Applicant Agent Signature

This application must be accompanied by the Township of Douro-Dummer Zoning By-law Amendment Fee (\$1685.00) 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. 152202000542600

Affidavit

In the Matter of a **Zoning By-law** application to the Township of Douro-Dummer,
I/We, Holly Richards-Conley (Agent), 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]* TBD,
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 5th day of December, 2025.


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


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, Holly Richards-Conley (Agent)
[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 Ontario Land Tribunal with respect to this application.

Dated this 5th day of December, 2025.

[Redacted Signature]
Owner/Applicant/Agent Signature

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



Client Authorization Form

I/we Aaron Goldstein & Christina Laing grant Black Point Construction Services (Holly Richards-Conley) the authority to act on my/our behalf in obtaining zoning information, consulting with local municipal authorities (such as municipal governments, agencies, PPH, conservation, Parks Canada, and MNR), submitting and obtaining all relevant permits, and submitting planning applications for my property located at:

Street Address: 1386 Irwin Rd

City: Douco-Dummer Postal Code: K0L 2H0

By checking "Yes" below, I/we grant permission to the mentioned agents and representatives to use photos of the projects for marketing/media purposes. **Checking "No" does not prevent Black Point Construction Services from taking photos of your property, as some authorities/agencies require on-site photos for planning and permit purposes.**

- Yes, we give permission for photos to be used for media purposes
- No, we do not give permission for photos to be used for media purposes

Disclaimer:

When submitting planning or permit applications, please be aware that Black Point Construction Services will check the box authorizing municipal staff and/or council members and other relevant agency staff to conduct site visits and take photos of your property. We will also consent on your behalf that your personal information will be collected, used by and disclosed to any person or public body under the Planning Act's authority to process planning applications. Black Point will also provide acknowledgement that the owner is responsible for any additional costs incurred by the municipality, such as but not limited to planning, engineering, legal fees, and costs related to appeals to the Ontario Land Tribunal.

Black Point Construction also assumes no liability for work conducted by the Property Owner(s), General Contractor(s), Sub-Contractor(s) or Surveyors at the mentioned property. Therefore, to the maximum extent permitted by law, the property owner agrees to indemnify, protect, and defend Black Point Construction against claims, damages, losses, and expenses, including attorney's fees and charges, arising from the actions or inactions of the Property Owner(s), General Contractor(s), and/or Sub-Contractor(s).

Important: Please note that Black Point Construction Services is not responsible for locating hydro/utility lines, coordinating with local hydro/utility authorities, or verifying hydro line setbacks for permitting purposes. It is solely the responsibility of the homeowner or contractor to ensure that these services are properly marked and that proximity to hydro lines is addressed before submitting permits and beginning any work. Additionally, we do not handle the organization and verification of surveyor plotting or building permit inspections.

By signing below, you acknowledge that you have read and understood the contents of this document.

Authorized signature(s):

If there are multiple names listed on the tax bill as owners, a signature must be provided for each name listed.

[Redacted Signature] _____

[Handwritten Signature] _____

Date: January 15, 2025