

Office Use Only	
File No.	R-01-26
Date App. Submitted	Feb. 20/26
Application Fee	\$1722.07
Date Fee Received	Feb. 19/26
Date Application Deemed Complete	
Roll No.	1522-020-004-17810

**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): Kidd, Jennifer Jo-Anne, Kidd, Paul Daniel
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [REDACTED]
[REDACTED]

Phone: (home) _____
Phone: (cell) [REDACTED]

Email: [REDACTED]
Phone: (work) [REDACTED]
Fax: _____

2.0 Agent Information

Authorized Agent (if any): EcoVue Consulting Services Inc. c/o Derek Pokora

Address: 416 Chambers Street
Peterborough, Ontario, K9H 3V1

Phone: (home) _____
Phone: (cell) [REDACTED]

Email: dpokora@ecovueconsulting.com
Phone: (work) 705-876-8340
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: Royal Bank of Canada

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

County Peterborough		Township Douro-Dummer	Ward (Former Township) Dummer
Concession Number(s) 4	Lot Number(s) Part Lot 26	Legal Description: <small>PT LT 26 CON 4 DUMMER PT 1 45R5606 EXCEPT PT 3 - 4 45R7238, PT 1 - 4 45R8111, DOURO-DUMMER</small>	
Registered Plan No:	Lot(s)/ Block No. PIN 28194-0223	Civic/911 Address: 2095 County Road 6, Douro-Dummer	
Reference Plan No: 45R5606	Part Number(s):	Are there any easements or restrictive covenants affecting the property? Lease for Bell Cell Tower	
Date subject land was purchased by current		2017/01/18	

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area:
<input type="checkbox"/> Water: _____	<input type="checkbox"/> Min: _____	±18.84ha
<input checked="" type="checkbox"/> Road: ±531 m	<input checked="" type="checkbox"/> Max: ±325.42 m	

4.2 Access to the Subject Land

Access to Subject Property –		<input type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round		<input type="checkbox"/> Private Road		
<input checked="" type="checkbox"/> County Road County Road 6		<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 6			
If access to the land is by water only:				
Where are parking and docking facilities:	N/A			
Approximate distance from subject land:	N/A			
Approximate distance from nearest public road:	N/A			

5.0 Official Plan Designation and Zoning

Official Plan Designation: Rural; Waste Management Assessment Area (Active & Former)

Please provide an explanation of how the application for rezoning will conform to the Official Plan
Please see PJR

Zoning By-law: 10-1996

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 PJR

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? 2 units / 18.88 ha < Low density residential ~15 units / gross hectare

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 PJR. Rezone the retained lot to:

- 1. rezone the severed lands containing the existing residential dwelling to the Residential (R) Zone; 2. retain the existing Rural (RU) Zone for the retained 18 hectare lot;
- 3. apply an Environmental Constraint (EC) Zone over natural features identified in the submitted Natural Heritage Evaluation; and
- 4. remove the Development (D2) Zone associated with the adjacent landfill and allow for a new single detached dwelling to be constructed on the eastern portion of the retained lands.

Please explain the reason for the requested rezoning: See PJR

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 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): _____

Storm Drainage:	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 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 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 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 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>

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 use, hobby farm, Bell cell tower

How long have the existing uses of the subject land continued? 25+ years

What are the proposed uses of the subject land? Residential use, hobby farm

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
Single detached dwelling	± 201.9 m2	±471.04m2	2	±25m	±9.4m	±10m	
Drive shed	± 270.2 m2	±270.20m2	2	±20.7m	±13m		
Ex Sheds 1&2	± 36.65 m2	± 36.65 m2	2	±7.4 m	± 3.4 m		
Shed 3	±172.98m2	±172.98m2	2	±15m	±11.5m		
Barn	±459.63m2	±459.63m2	2	±30.6m	±15m		

Please place an asterisk (*) beside any existing structure that will be demolished. * Bell Tower N/A

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Single detached dwelling	± 250 m2					

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		TBD
Bedrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		TBD
Bathrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		TBD
New Plumbing Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of Fixtures		TBD

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)
Single detached dwelling	± 33.6 m	± 275 m	±173.9 m	± 4.62 m	N/A	
Drive shed	± 430 m	± 213.2 m	± 67.8 m		N/A	
Shed	± 468 m	±183.3 m	± 13.2 m		N/A	
Barn	± 451 m	± 194.4 m	± 56.1 m		N/A	

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)
Single detached dwelling	± 114.8 m	± 70.95m	± 24.55m		N/A	

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)	201.94 m ² (0.1%)	Severed 201.94 m ² (1.96%); Retained 250 m ² (0.14%)
Accessory Structures	939.46 m ² (0.49%)	Severed 36.65 (0.36 %); Retained 902.8 m ² (0.51%)
Total	1141.4 m ² (0.6%)	Severed 238.59 (2.32 %) 1152.8 m ² (0.68%)

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-81-24	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 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 meeting, as prescribed by the Planning Act.

15.0 Authorization by Owner to Appoint an Agent:

I/We Paul and Jennifer Kidd, being the owner(s) of the subject land, hereby, authorize DEREK FOKORA to be the applicant in the submission of this application.

Signature [Redacted]

Date Feb 18-26

Signature [Redacted]

Date Feb 18-26

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

Feb 18-26
Date

[Redacted Signature]
Owner/Applicant/Agent Signature

Feb 18-26
Date

17.0 Access to Property:

I/We Paul and Jennifer Kidd, 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] 2095 County Rd 6, Douro Dummer

[Redacted Signature]
Owner/Applicant/Agent Signature

Feb 18-26
Date

18.0 Declaration of Applicant:

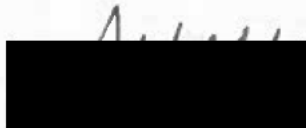
I/We DEREK POKORA of the CITY OF TORONTO in the
(name of owner(s)/agent(s)) (city/town/township in which you reside)

in 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 19th day of FEBRUARY, 2021.

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



Signature of Commissioner, etc.



Owner/Applicant Agent Signature

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.

ANGELA DOROTHY KILLINGBECK,
a Commissioner, etc., Province of Ontario,
for EcoVue Consulting Services Inc.
Expires August 19, 2027.

File Name/No. B-81-24
Roll No. 15220200417810

Affidavit

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

I/We, DEREK POLERA, 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 19th day of FEBRUARY, 2026.

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.



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Paul and Jennifer Kidd
[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 18th day of February, 2026.



Owner/Applicant/Agent Signature

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