



Office Use Only	
File No.	R-04-26
Date App. Submitted	Mar. 10/26
Application Fee	\$1722.07
Date Fee Received	June 9/26
Date Application Deemed Complete	
Roll No.	020-003-22800

**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 Harris Zemans
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address:

Phone: (home) N/A Email: _____
 Phone: (work) N/A
 Phone: (cell) _____ Fax: N/A

2.0 Agent Information

Authorized Agent (if any): Kevin U. Duguay, MCIP, RAP

Address:
560 ROMAIRE STREET
Peterborough, Ontario
K9J 2E3

Phone: (home) N/A Email: Kevin.Kmd@planning.com
 Phone: (work) 705 749 6700
 Phone: (cell) _____ 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: N/A

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

County <i>Peterborough</i>		Township <i>Douro Dummer</i>	Ward (Former Township) <i>Dummer</i>
Concession Number(s) <i>1</i>	Lot Number(s) <i>Part 29</i>	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <i>1182</i> XXXX <i>Birchview Road</i>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <i>N/A</i>	
Date subject land was purchased by current		<i>2024/25</i>	

4.1 Dimensions of the Subject Land

Frontage: <input checked="" type="checkbox"/> Water: <i>80M</i> <input checked="" type="checkbox"/> Road: <i>51M</i>	Depth: <input checked="" type="checkbox"/> Min: <i>74M</i> <input checked="" type="checkbox"/> Max: <i>88.37M</i>	Area: <i>6,013 m²</i>
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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 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:				
If access to the land is by water only:				
Where are parking and docking facilities:	<i>N/A</i>			
Approximate distance from subject land:				
Approximate distance from nearest public road:				

5.0 Official Plan Designation and Zoning

Official Plan Designation: Lakeshore Residential and Environmental
Contrast Area

Please provide an explanation of how the application for rezoning will conform to the Official Plan
Please refer to the Planning Justification Report for details

Zoning By-law: SR-Shoreline Residential, to be amended.

Please refer to the Planning Justification Report for details

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: N/A

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? Please refer

Are there minimum and maximum height requirements on the property: Yes No
If Yes, what are they and are they being met? Main Dwelling - Yes

Additional Dwelling Unit height, requires regulatory amendment

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: Please refer to the
attached ZBLA Summary for details.

Please explain the reason for the requested rezoning: To permit the proposed
redevelopment of the property. Please refer to the
Planning Justification Report and attached ZBLA
Summary for details.

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? N/A

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? N/A

8.0 Property Characteristics, Access and Servicing Information

Water Supply:	Please identify the type of water supply serving the subject property:
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<input 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 checked="" 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 type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Other (specify): <u>Ground Infiltration</u> <u>Please refer to the Preliminary Grading Plan for details</u>

Sewage Disposal:	Please identify the type of sewage disposal serving the subject property:
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> Privately-owned/operated individual septic system <input checked="" 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: <u>N/A</u></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: <u>N/A</u></p> <p>b) A hydrogeological report Date received: <u>N/A</u></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 <u>N/A</u></p>
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9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Residential Seasonal

How long have the existing uses of the subject land continued? 60 plus years

What are the proposed uses of the subject land? Residential Seasonal

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
Dwelling	114 m ²	114 m ²	1	14.7m	7.5m	≈ 2.5m	≈ 60 years ago
Boathouse	30 m ²	30 m ²	1	6.7m	4m	≈ 3m	Unknown
Shed	10.59 m ²	10.59 m ²	1	3m	3.53m	≈ 2.5m	Unknown

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
Dwelling	281.0 m ²	534.9 m ²	1	13. m	6.53	7.9m
Boathouse	128.5 m ²	128.5 m ²	1	10.1m	7.8m	4.0m
Garage	260.8 m ²	260.8 m ²	1	19.46m	13.4m	3.7m
Additional Dwelling Unit	165.9 m ²	165.9 m ²	1	20.8m	8.7m	6.2m

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

Please refer to the attached summary sheets

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)
Dwelling *	55.4m	N/A	W 5.453m	E 14.84m	6.0m	N/A
Boathouse *	62m	N/A	W 3.03m	E 5.39m	2.4m	N/A
Shed *	88m	N/A	W 31.98m	E 38.02m	15.9m	N/A

Please place an asterisk (*) beside any existing structure that will be demolished.

Proposed Structures (in metric)

* From Building Well

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Dwelling	64 m	N/A m	E 7.2 m	W 20 m	11.5 m	N/A
Boathouse	64 m	N/A m	E 9.2 m	W 3 m	0 m	N/A
Garage	7.5 m	N/A m	E 20 m	W 21.9 m	55.1 m	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)	114 m ²	1.9 %	8.9 %
Accessory Structures	40.0 m ²	0.7 %	9.2 %
Total	154.6	2.6 %	18.1 %

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 checked="" type="checkbox"/>		

N/A

13.0 Provincial Plans

Is the application consistent with the Provincial Planning Statement, 2024? Yes or No
Please refer to the Planning Justification Report for details.


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:

Statutory provisions of the Planning Act.

15.0 Authorization by Owner to Appoint an Agent:

I/We David Zemens, being the owner(s) of the subject land, hereby, authorize Kevin M. Duguay to be the applicant in the submission of this application.

Signature 
[Handwritten signature]

Date February 26, 2026

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

February 26, 2026
Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We David Zemans, 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] 1102 Birchview Road.



Owner/Applicant/Agent Signature

February 26, 2026
Date

18.0 Declaration of Applicant:

I/We Kevin M. Duguay of the Peterborough in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
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

CA

Declared before me at the Township of Douro-Dummer in the County of Peterborough this ___ day of _____, 20__.

Signature of Commissioner, etc.

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 (\$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.

Sworn before me in the City of Peterborough
this 9 day of March, 2026.


COLTON AMBROSIO
COMMISSIONER OF OATHS
DEPUTY CITY CLERK
CITY OF PETERBOROUGH



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, David ZEMANS
[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 26th day of February, 2026.



Owner/Applicant/Agent Signature

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

Sworn before me in the City of Peterborough

this 9 day of March, 2026.



Application for Zoning By-law Amendment

File Name/No. _____

Roll No. _____

Affidavit

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

Kevin U. Dugan
[Print Owner/Applicant/Agent name]

I/We, _____, make oath and say that:

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] Date to be Determined, 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 _____ day of _____, 20____.

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.

COLTON AMBROSIO
COMMISSIONER OF OATHS
DEPUTY CITY CLERK
CITY OF PETERBOROUGH