



Office Use Only	
File No.	_____
Date App. Submitted	_____
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): Sean Harris
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: 17 Indacom Drive
Lakefield, ON, K0L 2H0

Phone: (home) _____ Email: _____
 Phone: (cell) _____ Phone: (work) _____
 Fax: _____

2.0 Agent Information

Authorized Agent (if any): EcoVue Consulting Services c/o Ashlyn Kennedy

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

Phone: (home) 705-876-8340 Email: akennedy@ecovueconsulting.com
 Phone: (cell) _____ 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) Douro
Concession Number(s) 6	Lot Number(s) 6	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 17 Indacom Drive	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current			

4.1 Dimensions of the Subject Land

Frontage: <input type="checkbox"/> Water: _____ <input checked="" type="checkbox"/> Road: <u>30.76 m</u>	Depth: <input type="checkbox"/> Min: <u>64.6 m</u> <input type="checkbox"/> Max: <u>80.59 m</u>	Area: 9175.42 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 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:	Indacom Drive			
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: Rural and Cultural Landscape

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

Zoning By-law: S.D. 177

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? 10.5 m, yes

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: Rezoning from S.D. 177 to Highway Commercial
to facilitate the establishment of a mini golf course. Please refer to the Planning Justification Report.

Please explain the reason for the requested rezoning: Mini golf course not permitted under current zoning. Please
refer to the Planning Justification Report.

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

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

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? Little Frozen Yogurt Company and The Little Building Company

How long have the existing uses of the subject land continued? _____

What are the proposed uses of the subject land? The addition of a miniature golf course

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
Main building	298.62 sq. m		1	28.34 m	10.97 m		
Model display	23.61 sq. m.		1	5.49 m	4.30 m		
Shed	10 sq. m.		1	3.66 m	2.74 m		

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

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)
Main building	16.50 m	47.49 m	39.02 m	16.30 m		
Model display			15.07 m	16.30 m		
Shed	16.50 m	47.49 m	42.49 m			

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)

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)		
Accessory Structures	332.23 sq. m. (3.62%)	342.23 sq. m. (3.72%)
Total	332.23 sq. m. (3.62%)	342.23 sq. m. (3.72%)

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 checked="" type="checkbox"/>	<input type="checkbox"/>	SPA	Submitted concurrently

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:

Statutory public meeting.

15.0 Authorization by Owner to Appoint an Agent:

I/We Sean Harris + David Conroy of 2584048 Ont. Corp., being the owner(s) of the subject land, hereby, authorize _____ to be the applicant in the submission of this application.

Signature _____
Sean Harris

Date Feb 24 / 26

Signature _____
David Conroy

Date Feb. 24 / 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.



Owner/Applicant/Agent Signature

Date



Owner/Applicant/Agent Signature

Feb. 24/26

Date

17.0 Access to Property:

I/We Sean Harris + David Conroy of 2584048 Ontario Corp., 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] 17 Indacom Dr.



Owner/Applicant/Agent Signature Sean Harris

Feb 21/26

Date



David Conroy

Feb 24/26

Date

18.0 Declaration of Applicant:

I/We Ashlyn Kennedy of the City of Peterborough in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
Province of Ontario 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 13 day of April, 2026.

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. _____
Roll No. _____

Affidavit

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

I/We, Ashlyn Kennedy, 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 13 day of April, 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, Sean Harris + David Curroy of 2584048 Ont. Crp.
[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 24th day of February, 2026.



Owner/Applicant/Agent Signature



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