



Office Use Only

File No. R-07-26
 Date App. Submitted June 24/26
 Application Fee \$ 1722.07
 Date Fee Received June 24/26
 Date Application Deemed Complete _____
 Roll No. 010-002-06300

**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): Brian Bernard Leahy
 (Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: _____

Phone: (home) N/A

Phone: (cell) _____

Email: _____

Phone: (work) N/A

Fax: N/A

2.0 Agent Information

Authorized Agent (if any): Karl Moher

Address: _____

Phone: (home) N/A

Phone: (cell) _____

Email: _____

Phone: (work) N/A

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: Not applicable

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

County Peterborough		Township Douro-Dummer	Ward (Former Township) Douro Ward
Concession Number(s) 2	Lot Number(s) Part Lot 6	Legal Description: 482 Douro First Line, Conc 2 PT lot 6	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 482 DouroFirst Line	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? No	
Date subject land was purchased by current		2002	

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area:
☒ Water: 675 M	☒ Min: 162 M	19.02 HA
☒ Road: 608 M	☒ Max: 459 M	

4.2 Access to the Subject Land

Access to Subject Property –		☒ Existing	or	☒ Proposed
☒ Municipal Road – maintained year round		☐ Private Road		
☐ County Road		☐ Right-of-way		
☐ Provincial Highway		☐ Water		
☐ Other public road (Specify):				
Name of Road/Street:		Douro First Line		
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 & Provincially Significant Wetland

Please provide an explanation of how the application for rezoning will conform to the Official Plan
Severance application was reviewed by all agencies.

Zoning By-law: Rural (RU) and Environmental Conservation Provincially Significant Wetland (EC) (P)

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? Dwelling height is less than the maximum height permitted

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: _____

See Attachment "A"

Please explain the reason for the requested rezoning: _____

To meet the approval conditions of Peterborough County Consent B34-25A

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:
	☒ Privately-owned/operated individual well ☐ Privately-owned/operated communal well ☐ Publicly-owned/operated piped water system ☐ Lake or other water body ☐ Other (specify): _____
☒ Existing ☐ Proposed	

Storm Drainage:	Please identify the type of storm drainage serving the subject property:
	☐ Sewers ☒ Ditches ☒ Swales ☐ Other (specify): _____
☒ Existing ☐ Proposed	

Sewage Disposal:	Please identify the type of sewage disposal serving the subject property:	
	☒ Privately-owned/operated individual septic system ☐ Privately-owned/operated communal septic system ☐ Publicly-owned/operated sanitary sewage system ☐ Privy ☐ Other (specify): _____	
Existing Proposed	If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? ☐ Yes or ☐ No Permit Number: _____	
	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) ☐ Yes or ☐ No	
	If yes, the following are required:	
	a) A servicing options report b) A hydrogeological report	Date received: _____ Date received: _____

Source Water Protection Area:

Is your property within a vulnerable area as defined by the Source Water Protection Plan? ☐ Yes or ☒ No

If yes, have you attached the required clearance notice from the Risk Management Official with your application? ☐ Yes or ☐ No

9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Agriculture & Residence

How long have the existing uses of the subject land continued? Ag since early 1800's, Res 2018

What are the proposed uses of the subject land? Agriculture & Residence

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
Bungalow	97.2	100.1	1	11.0	9.1	5.5	2018
Attached Garage	33.8	35.8	1	7.3	4.9	5.0	2018
Attached Front Deck	4.5	4.5	1	2.5	1.9	1.1	2018
Attached Deck Steps	1.6	1.6	Stairs	1.3	1.2	1.1	2018

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
None Planned						

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	☐	☒	Size		
Bedrooms	☐	☒	Number		
Bathrooms	☐	☒	Number		
New Plumbing Fixtures	☐	☒	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)
Dwelling & Deck	12.79	148.5	162.0	418.5	675	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)
Dwelling & Deck	9.79	38.57	24.51	25.76	N/A	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)	142 Sqm/190200= 0.08%	142 SqM/4004 = 3.5%
Accessory Structures	N/A	N/A
Total	0.08%	3.5%

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)	☐	☒		
Consent (Severance) (Section 53)	☒	☐	B34-25A	
Minor Variance (Section 45)	☐	☒		
Other:	☒	☐	This Rezoning app	

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 Consultation will be completed in accordance with the requirments of the Ontario Planning Act.

15.0 Authorization by Owner to Appoint an Agent:

I/We Brian Leahy, being the owner(s) of the subject land, hereby, authorize Karl Moher to be the applicant in the submission of this application.

Signature 

Date JUNE 24/2020

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.

[Redacted Signature]
Owner/Applicant/Agent Signature

June 24/2026
Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Brian Leahy, 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].

[Redacted Signature]
Owner/Applicant/Agent Signature

June 24/2026
Date

18.0 Declaration of Applicant:

I/We Brian Leahy of the Township of Douro Dummer 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 24th day of June, 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

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.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

File Name/No. _____

Roll No. _____

Affidavit

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

I/We, Brian Leahy, 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 24th day of June, 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.

Donna Kelly
Deputy Treasurer /Tax Clerk
Commissioner of Oath
Township of Douro-Dummer



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Brian Leahy
[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 June, 2026.


Owner/Applicant/Agent Signature

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

Attachment "A" for Item 6 Rezoning Application Brian Leahy B34-25A

To request relief to address a lot area deficiency for the retained lot parcel.

And to place a Holding Provision on the retained parcel requiring an archaeological assessment for development including the construction of any building or structure proposed within 300 metres of the Indian River.

And to request relief from the minimum building setback on severed portion from the new Municipal Road allowance lot line.

