

Office Use Only

File No.	<u>R-08-26</u>
Date App. Submitted	<u>Jul. 9/26</u>
Application Fee	<u>\$ 1722.07</u>
Date Fee Received	<u>Jul. 9/26</u>
Date Application Deemed Complete	<u>Aug. 4/26</u>
Roll No.	<u>010-002-00400</u>

**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): WAYNE CLARKE
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [REDACTED]

[REDACTED]

[REDACTED]

Phone: (home) _____

Phone: (cell) [REDACTED]

Email: [REDACTED]

Phone: (work) _____

Fax: _____

2.0 Agent Information

Authorized Agent (if any): _____

Address: _____

Phone: (home) _____

Phone: (cell) _____

Email: _____

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 <i>P4b</i>		Township <i>Douro Dummer</i>	Ward (Former Township) <i>Douro</i>
Concession Number(s) <i>one</i>	Lot Number(s) <i>Two</i>	Legal Description: <i>con 1 part west half lot 2</i>	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <i>103 first line</i>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		<i>1985</i>	

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area:
☐ Water: _____	☐ Min: <i>687</i>	<i>103.7 A</i>
☐ Road: <i>553 m</i>	☐ Max: <i>687</i>	

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:		<i>first line Douro</i>		
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 - locally significant wetland

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

required for Severence

Zoning By-law: rural zone environment conservation

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? one dwelling Yes.

Are there minimum and maximum height requirements on the property: ☒ Yes ☐ No

If Yes, what are they and are they being met? 9 m. YES

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: rezone retained parcel to prohibit THE keeping of livestock in existing barn to meet MDS requirements

Please explain the reason for the requested rezoning: condition of Severence

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: ☒ Existing ☐ Proposed	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): _____
Storm Drainage: ☒ Existing ☐ Proposed	Please identify the type of storm drainage serving the subject property: ☐ Sewers ☒ Ditches ☒ Swales ☐ Other (specify): _____
Sewage Disposal: ☒ Existing ☐ Proposed	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): _____ 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 Date received: _____ b) A hydrogeological report 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? Pasture + Crop ResidenceHow long have the existing uses of the subject land continued? 1986What are the proposed uses of the subject land? Same

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
<u>House</u>	<u>1250sq</u>	<u>1250</u>	<u>1</u>	<u>52</u>	<u>25</u>	<u>12ft</u>	<u>1986</u>
<u>Barn</u>	<u>1000sq</u>		<u>1</u>	<u>40</u>	<u>25</u>	<u>12ft</u>	<u>1988</u>
<u>Garage</u>	<u>900</u>		<u>1</u>	<u>30</u>	<u>30</u>	<u>12ft</u>	<u>1998</u>

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	☐	☒	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)
House	112.7m	552m	220.4m	379.4m		
Barn	197.4	457.1	188.5	407.5		
garage	116.4	553.6	181	418.4		

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)	0.03	0.03
Accessory Structures	0.04	0.04
Total	0.07	0.07

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)	☒	☐	B-81-25	B-82-25
Minor Variance (Section 45)	☐	☒	conditionally approved	
Other:	☐	☒		

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 under planning act.

15.0 Authorization by Owner to Appoint an Agent:

I/We _____, 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

July 9/26
Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We WAYNE CLARKE, 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] 103 first line Douro.


Owner/Applicant/Agent Signature

July 9/26
Date

18.0 Declaration of Applicant:

I/We Wayne Clarke of the Douro Dummer in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
Pt. B in Ont 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 9 day of July, 2026.

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


Owner/Applicant Agent Signature


Signature of Commissioner, etc. Donna Kelly
Deputy Treasurer /Tax 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. _____

Affidavit

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

I/We, Wayne Clarke, 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] T.B.D.,
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 9 day of July, 2026

[Signature]
Signature of Commissioner, Deputy Treasurer/Tax Clerk, or
Commissioner of Oath
Township of Douro-Dummer

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

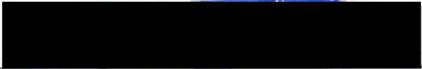
I/We, Wayne Clarke
[Print Owner/Applicant/Agent name]

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 9 day of July, 2026.


Owner/Applicant/Agent Signature

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