

**Office Use Only**

File No.	R-08-25
Date App. Submitted	December 19, 2025
Application Fee	\$1,685.00
Date Fee Received	December 19, 2025
Date Application Deemed Complete	January 30, 2026
Roll No.	010-003-08700

**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): Edward Quigley and Chritine Quigley

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

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (work) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): Richard J. Taylor, Barrister & Solicitor

Address: 12-360 George St. N.

\_\_\_\_\_

Peterborough, ON K9H 7E7

\_\_\_\_\_

Email: richard@richardtaylorlaw.ca

Phone: (home) \_\_\_\_\_

Phone: (work) (705) 876-7791

Phone: (cell) \_\_\_\_\_

Fax: (705) 876-9280

**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: None - See Parcel Register

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

County <b>Peterborough</b>	Township <b>Douro-Dummer</b>	Ward (Former Township) <b>Douro</b>
Concession Number(s) <b>6</b>	Lot Number(s) <b>11</b>	Legal Description: <b>Part 1, Plan 45R-17736</b>
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <b>3081 Hwy 28/Existing Farm</b>
Reference Plan No: <b>45R-17736</b>	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <b>no</b>
Date subject land was purchased by current		

**4.1 Dimensions of the Subject Land**

Frontage: <input type="checkbox"/> Water: _____ <input checked="" type="checkbox"/> Road: <b>115 m</b>	Depth: <input checked="" type="checkbox"/> Min: <b>73.50</b> <input checked="" type="checkbox"/> Max: <b>106.41</b>	Area: <b>1.0 ha</b> <b>10,000 sq. m.</b>
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**4.2 Access to the Subject Land**

<b>Access to Subject Property –</b>		<input type="checkbox"/> <b>Existing</b> <b>or</b> <input checked="" type="checkbox"/> <b>Proposed</b>
<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:	Centre Line	
<b>If access to the land is by water only:</b>		
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: SEE COUNTY FILE - B - 96 - 23

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

SEE ENCLOSURES / REVIEW OF SEVERANCE

O.P. 15 Rural

Zoning By-law: 9

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: SEE ENCLOSURES

## **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? \_\_\_\_\_

## **6.0 Purpose of the Application**

Please describe the nature and extent of the rezoning request: To implement Re-Zoning with Severance

Approval - County File B-96-23, item #6 - SE Corner - (EC) as per Decision, and balance Rural Zone

NORTH WEST CORNER ALSO ENVIRONMENTAL CONSERVATION AREA -

Please explain the reason for the requested rezoning: SEE MAP

TO COMPLY WITH FILE B-96-23.

IMPLEMENT'S SEVERANCE + CONDITIONS THERETO

## **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**

<b>Water Supply:</b>	Please identify the type of water supply serving the subject property:		
<input type="checkbox"/> Existing <input 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 type="checkbox"/> Lake or other water body <input type="checkbox"/> Other (specify): <u>HOME</u>		
<b>Storm Drainage:</b>	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 checked="" type="checkbox"/> Swales <u>EXISTING</u> <input type="checkbox"/> Other (specify): <u>STATUS QUO - NO ANTICIPATED CHANGES/ SEE REPORTS</u>		
<b>Sewage Disposal:</b>	Please identify the type of sewage disposal serving the subject property:		
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed  <i>PRIVATE SEPTIC</i>	<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): <u>HOME</u>  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 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) <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No If yes, the following are required: a) A servicing options report    Date received: _____ b) A hydrogeological report    Date received: _____			
<b>Source Water Protection Area:</b>	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 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		

**9.0 Existing and Proposed Uses and Structures:**

What is the subject land currently used for? RURAL

How long have the existing uses of the subject land continued? 100+ YEARS

What are the proposed uses of the subject land? RURAL RESIDENTIAL

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

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
<u>NOT KNOWN</u>						
<u>AT THIS TIME</u>						
<u>(SEE COUNTRY REPORT FOR ASSUMPTIONS USED)</u>						

**Will the proposal add any of the following?**

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input type="checkbox"/>	<b>Size</b>		
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<b>Number</b>		
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	<b>Number</b>		
New Plumbing Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<b>Number of Fixtures</b>		

**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)

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		
Total		

**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-96-23	Approval / conditions
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 attach additional pages if needed:

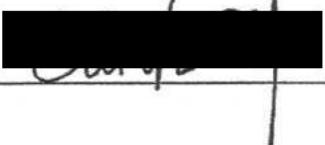
*PUBLIC MEETINGS FOR REZONING  
PURSUANT TO PLANNING ACT*

### **15.0 Authorization by Owner to Appoint an Agent:**

I/We Christine and Edward Quigley, being the owner(s) of the subject land, hereby, authorize Richard J. Taylor to be the applicant in the submission of this application.

Signature 

Date Nov 28/2025

Signature 

Date Nov 28/2025

**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]

Owner/Applicant/Agent Signature

[REDACTED]

Owner/Applicant/Agent Signature

Nov 28/2025

Date

Nov 28/2025

Date

**17.0 Access to Property:**

I/We Christine and Edward Quigley, 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] 3081 Hwy. 28, Douro-Dummer.

[REDACTED]

Owner/Applicant/Agent Signature

[REDACTED]

Owner/Applicant/Agent Signature

Nov 28/2025

Date

Nov 28/2025

Date

**18.0 Declaration of Applicant:**

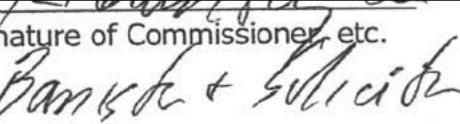
I/We Edward Quigley and Christine Quigley of the Township of Douro-Dummer in the  
(name of owner(s)/agent(s)) (city/town/township in which you reside)

County of Peterborough in Province of Ontario  
(County/Upper-tier municipality, if applicable) (Province/Territory) solemnly  
declare that:

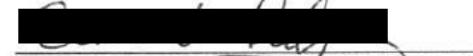
All the statements contained in this application and provided by me are true and I  
make this solemn declaration conscientiously believing it to be true and knowing  
that it is of the same force and effect as if made under oath

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough  
this 28 day of January, 2025.

  
Signature of Commissioner, etc.

  
Banks & Solicitors

**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.

File Name/No. \_\_\_\_\_  
Roll No. \_\_\_\_\_

## Affidavit

In the Matter of a **Zoning By-law** application to the Township of Douro-Dummer,  
I/We, Richard Taylor, Lawyer, 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  
*Peterborough*  
this 1<sup>st</sup> day of December, 2025

Signature of Commissioner, etc.

Tanya Suzanne Gordon-Pike  
a Commissioner, etc., Province of Ontario  
for Richard J. Taylor, Barrister & Solicitor

**Note:** Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.

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

  
Owner/Applicant Agent Signature

  
Owner/Applicant Agent Signature



## **Township of Douro-Dummer**

## Planning Application Costs Acknowledgement Form

I/We, Richard Taylor  
[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.

application.  
Pursuant to the Planning Act (Ontario).

Dated this 28<sup>th</sup> day of November, 2025.

Owner/Applicant/Agent Signature

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