

MODIFIED/AMENDED

Application for Zoning By-law Amendment



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: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Phone: (home) [REDACTED]

Phone: (cell) [REDACTED]

Email: [REDACTED]

Phone: (work) [REDACTED]

Fax: [REDACTED]

2.0 Agent Information

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

Address: 12-360 George St. N.

Peterborough, ON K9H 7E7

[REDACTED]

[REDACTED]

Phone: (home) [REDACTED]

Phone: (cell) [REDACTED]

Email: richard@richardtaylorlaw.ca

Phone: (work) (705) 876-7791

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

4.1 Dimensions of the Subject Land

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

Access to Subject Property –		<input type="checkbox"/> Existing	or	<input checked="" 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:	Centre Line			
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 ZoningOfficial 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. IS RURAL

Zoning By-law: _____

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 SeveranceApproval - County File B-96-23, item #6 - SE Corner - (EC) as per Decision, and balance Rural ZoneNORTH 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 THEREO**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): NONE

Storm Drainage:

- ☐ Existing
☐ Proposed

Please identify the type of storm drainage serving the subject property:

- ☐ Sewers ☒ Ditches ☒ Swales EXISTING
☐ Other (specify): STATUS QUO - NO ANTICIPATED CHANGES/SEE REPORTS

Sewage Disposal:

- ☐ Existing
☒ Proposed

PRIVATE SEPTIC

Please identify the type of sewage disposal serving the subject property:

- ☒ Privately-owned/operated individual septic system DUGGED PRIVATE WELL
☐ Privately-owned/operated communal septic system
☐ Publicly-owned/operated sanitary sewage system
☐ Privy
☐ Other (specify): NONE

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? RURALHow long have the existing uses of the subject land continued? 100+ YEARSWhat 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
YET TO BE DETERMINED.							

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
NOT KNOWN AT THIS TIME (SEE COUNTRY REPORT FOR ASSUMPTIONS USED)						

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"/>	Size		
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number		
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number		
New Plumbing Fixtures	<input type="checkbox"/>	<input 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) / *NONE*

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) *NOT YET KNOWN*

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) *NOT YET KNOWN*

	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 attached 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

[Redacted Signature]

Date

Nov 28 / 2025

Signature

[Redacted 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.



Owner/Applicant/Agent Signature

Nov 26 / 2025
Date



Owner/Applicant/Agent Signature

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.



Owner/Applicant/Agent Signature

Nov 28 / 2025
Date



Owner/Applicant/Agent Signature

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 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 28th day of November, 20 25.



Signature of Commissioner, etc.
Bank & Solicitor

**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

this 17th day of December, 2025

Signature of Commissioner, etc.

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

Expiry March 21, 2027

**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, 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.

Pursuant to the Planning Act (Ontario).

Dated this 28th day of December, 20 25.



Owner/Applicant/Agent Signature

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