



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): Dennis Irwin (Irwin Inn of Stony Lake Inc.)
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: _____

Phone: (home) N/A Email: _____
 Phone: (work) N/A Phone: (work) N/A
 Phone: (cell) _____ Fax: N/A

2.0 Agent Information

Authorized Agent (if any): Kevin M. Dugay MCIP, RPP

Address: _____
560 Romaine Street
Peterborough, Ontario
K9J 2E3

Phone: (home) N/A Email: Kevin@kmdplanning.com
 Phone: (work) (705) 749-6710
 Phone: (cell) _____ 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: N/A

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

County Peterborough	Township Douro-Dummer	Ward (Former Township) Dummer Ward
Concession Number(s) 9	Lot Number(s) 31 and 32	Legal Description:
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 1375 Irwin Road
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? Vehicle Right-of-Way
Date subject land was purchased by current		Unknown.

4.1 Dimensions of the Subject Land

Frontage: <input type="checkbox"/> Water: N/A <input checked="" type="checkbox"/> Road: +/- 713M	Depth: <input type="checkbox"/> Min: <input checked="" type="checkbox"/> Max: 738.32M (East)	Area: +/- 49.3ha *Note: ZBLA IS limited to 0.9 ha.
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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 checked="" type="checkbox"/> Right-of-way (Irwin Road)
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water
<input type="checkbox"/> Other public road (Specify):	
Name of Road/Street:	
If access to the land is by water only:	
Where are parking and docking facilities:	N/A
Approximate distance from subject land:	
Approximate distance from nearest public road:	

*** Lot Addition Parcel (add to 1370 Irwin Rd)**
0.9 Hectares
Road Frontage 55.23M
Lot Depth 43.6M - 60.90M

5.0 Official Plan Designation and Zoning

Official Plan Designation: Rural

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

Zoning By-law: S.D. 223

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: N/A

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? (w/OC2) dwelling units
permitted (S.D. 223 zoning)

Are there minimum and maximum height requirements on the property: Yes No
If Yes, what are they and are they being met? SD 223 zoning, no
changes to existing dwellings

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request:
To rezone the northern part of the property,
having a lot area of 0.9 hectares from SD 223
to LSR

Please explain the reason for the requested rezoning:
Proposed lot addition requires rezoning approval
as per PCUDC Provisional Consent (Lot Addition)
Approval, File B-97-25, February 5, 2026

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? N/A

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? N/A

8.0 Property Characteristics, Access and Servicing Information *Lot Addition Lots*

Water Supply:	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): _____

N/A

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

Sewage Disposal:	Please identify the type of sewage disposal serving the subject property:
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input 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): _____
	If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No Permit Number: <u>N/A</u>
	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 If yes, the following are required: a) A servicing options report Date received: _____ b) A hydrogeological report Date received: _____

N/A

N/A

Source Water Protection Area:	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

N/A

9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Residential

How long have the existing uses of the subject land continued? 50 plus years

What are the proposed uses of the subject land? Waterfront 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
N/A Vacant							→

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
N/A Vacant						→

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	←	N/A
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number		N/A
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)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
N/A No Structure	→					

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)
N/A No Structure	→					

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)	N/A	N/A
Accessory Structures	Vacant	Vacant
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"/>	B097-25	Provisional Approval
Minor Variance (Section 45)	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zoning SD 223	

* Lot Addition

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 provisions of the Planning Act.

Note: Application follows a formal Consent (Lot Addition) Application process - Peterborough County Land Division Committee.

15.0 Authorization by Owner to Appoint an Agent:

I/We Dennis Irwin, being the owner(s) of the subject land, hereby, authorize Kevin M. Duguay to be the applicant in the submission of this application.

Signature 

Date March 13/2026

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

March 20, 2026

Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Kevin M Duquay, 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]



Owner/Applicant/Agent Signature

March 20, 2026

Date

18.0 Declaration of Applicant:

I/We Kevin M. Duquey of the Peterborough in the
(name of owner(s)/agent(s)) (city/town/township in which you reside)
Peterborough in _____ 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 ^{16 City} (Township) of Douro-Dummer in the County of Peterborough this 23rd day of March, 2026.

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



Owner/Applicant Agent Signature



Signature of Commissioner, etc

**KENDRA SEDGWICK
COMMISSIONER OF OATHS
DEPUTY CITY CLERK
CITY OF PETERBOROUGH**

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.



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Kevin M. Dugan
[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 20th day of March, 2026.

[Redacted Signature]
Owner/Applicant/Agent Signature

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