



Office Use Only	
File No.	R-05-23
Date App. Submitted	Aug. 15, 2023
Application Fee	\$1500.00
Date Fee Received	Aug. 15, 2023
Date Application Deemed Complete	
Roll No.	020-003-2800

**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): Michael & Marcy Mundell
(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: RBC Lakefield Brach

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

County Peterborough		Township Douro Dummer	Ward (Former Township) Dummer
Concession Number(s) 2	Lot Number(s) 16	Legal Description: PIN 28196-0437	
Registered Plan No: 45R7869	Lot(s)/ Block No. PT 1-14	Civic/911 Address: 1513 County Road 4	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		January 2014	

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area: 57 acres
<input type="checkbox"/> Water: _____	<input type="checkbox"/> Min: _____	
<input checked="" type="checkbox"/> Road: 319.22m	<input checked="" type="checkbox"/> Max: 722.69m	

4.2 Access to the Subject Land

Access to Subject Property --		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input type="checkbox"/> Municipal Road – maintained year round	<input type="checkbox"/> Private Road			
<input checked="" 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:	County Road 4			
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, ANSI Earth Science

Please provide an explanation of how the application for rezoning will conform to the Official Plan
Permitted uses include conservation, limited small scale commercial uses and residential - section 6.2.2.2

Zoning By-law : RU

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? _____

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: To meet conditions of severance application B-08-22.

Please explain the reason for the requested rezoning: To recognize the existing use and future use for residential To implement recommendations to EIS.

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:	<p>Please identify the type of water supply serving the subject property:</p> <p><input checked="" 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): _____</p>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	

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

Sewage Disposal:	<p>Please identify the type of sewage disposal serving the subject property:</p> <p><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): _____</p>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<p>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</p> <p style="text-align: right;">Permit Number: _____</p> <p>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</p> <p>If yes, the following are required:</p> <p>a) A servicing options report Date received: _____ b) A hydrogeological report Date received: _____</p>

Source Water Protection Area:	<p>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</p> <p>If yes, have you attached the required clearance notice from the Risk Management Official with your application? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</p>
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9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Residential, Home Industry

How long have the existing uses of the subject land continued? 20yrs

What 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
Garage	5000sq ft	5000sq ft	1	100ft	50ft	30ft	2000
House	3610sq ft	3610sq ft	2	95ft	38ft	30ft	1997

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						

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Size		
Bedrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		
Bathrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		
New Plumbing Fixtures	<input type="checkbox"/>	<input checked="" 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)
Shop	151.78	541	16.90	43.95		
House	67.21	36.77	47.11			

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)
None						

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)	0.16%	0
Accessory Structures	0.20%	0
Total	0.36%	0

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-08-22 B-09-22	
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

13.0 Provincial Plans

Is the application consistent with the Provincial Policy Statements? Yes or No

Is the subject property within an area of land designated under any provincial plan(s)? Yes or No
(Growth Plan applies to the entire County of Peterborough)

If yes, does the application conform to or meet the intent of the provincial plan(s)? 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 as required by the 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.

[Redacted Signature]

Owner/Applicant/Agent Signature

Aug 15/2023
Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Mike & Marcy Mundell, 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] 1513 County Road 4, Douro Dummer.

[Redacted Signature]

Owner/Applicant/Agent Signature

Aug 15/2023
Date

18.0 Declaration of Applicant:

I/We Mike & Marcy Mundell of the 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 15 day of August, 2023.

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

[Redacted Signature]

[Redacted Signature]

Signature of Commissioner, etc.
Carol Anne Nelson
Deputy Treasurer/Tax Clerk
Commissioner of Oath
Township of Douro-Dummer

Owner/Applicant Agent Signature

[Redacted Signature]

Owner/Applicant Agent Signature

This application must be accompanied by the Township of Douro-Dummer Zoning By-law Amendment Fee (\$1500.00) 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, Mike & Marcy Mundell
[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 Local Planning Appeal Tribunal with respect to this application.

Dated this 15th day of August, 2023.

[Redacted Signature]

Owner/Applicant/Agent Signature

[Redacted Signature]

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

File Name/No. _____
Roll No. _____

Affidavit

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

I/We, Mike & Marcy Muddell, 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]* Public Meeting, 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 15 day of August, 2023.

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





Signature of Commissioner, etc.
Carol Anne Nelson
Deputy Treasurer/Tax Clerk
Commissioner of Oath
Township of Douro-Dummer



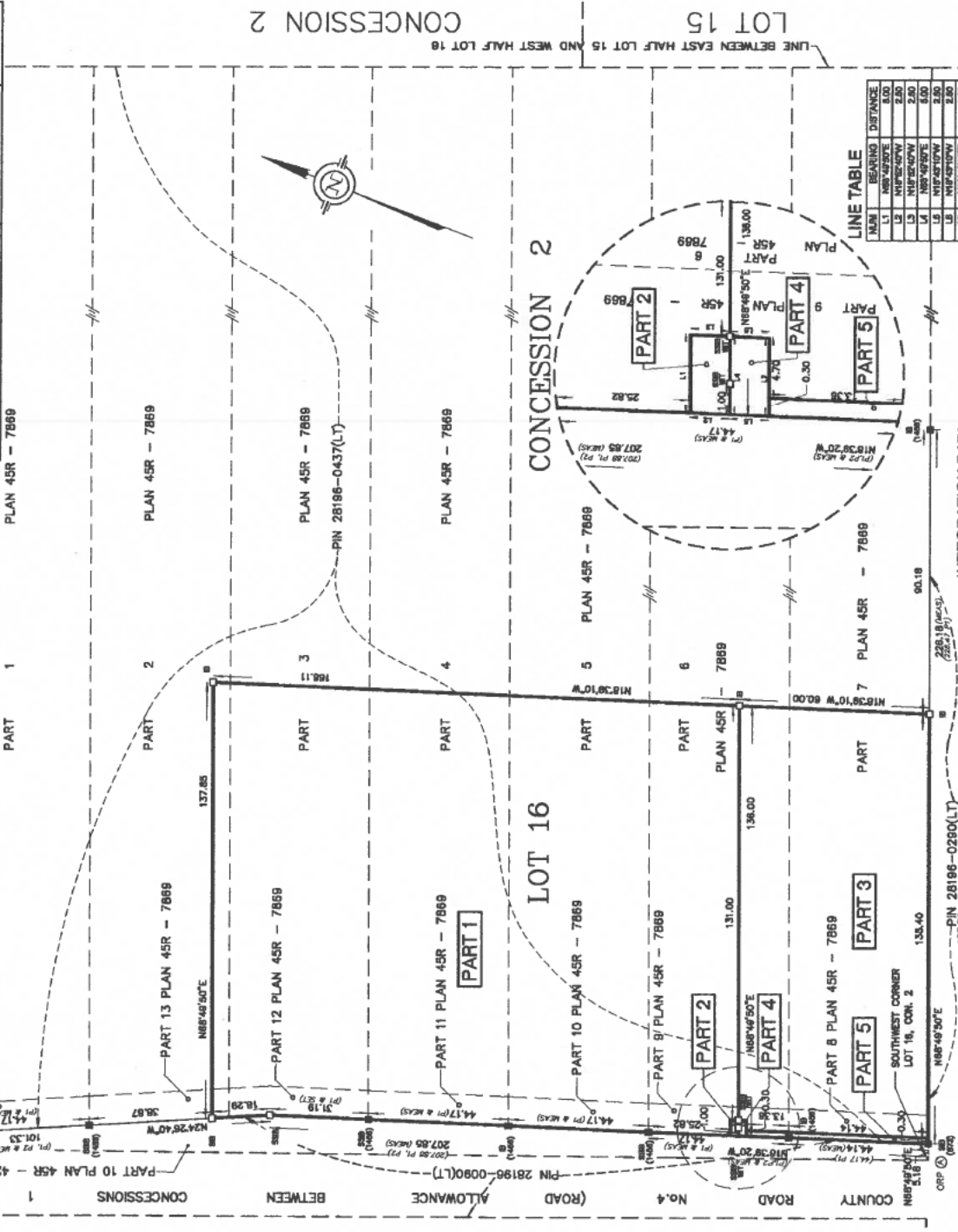
Owner/Applicant Agent Signature

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

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA
1	PART OF LOT 16	2	PART OF PIN 28196-0437(LT)	22073.7 Sq.m.
2		2	PART OF PIN 28196-0437(LT)	12.6 Sq.m.
3		2	PART OF PIN 28196-0437(LT)	9122.8 Sq.m.
4		2	PART OF PIN 28196-0437(LT)	12.6 Sq.m.
5		2	PART OF PIN 28196-0437(LT)	17.2 Sq.m.
6		2	PART OF PIN 28196-0437(LT)	17.2 Sq.m.



PLAN OF SURVEY OF
PART OF LOT 16, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

SCALE: 1:1000
THE UNINDEXED LOT AREA OF THIS PLAN IS 860mm IN WIDTH BY 420mm IN HEIGHT
WHEN PRINTED AT A SCALE OF 1:1000

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
2) THIS SURVEY WAS COMPLETED ON 2024 JUNE, 2023

CHRISTOPHER E. MUSLOW
ONTARIO LAND SURVEYOR
SUBMISSION FORM NUMBER V-48726

BORN AT LAKESHIELD, ONTARIO
THIS 27th DAY OF JUNE, 2023

THIS PLAN OF SURVEY IS RELATED TO A PLAN
SUBMISSION FORM NUMBER V-48726

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- WIT. DENOTES WITNESS
- 1488 DENOTES D.M. ROBERTSON, O.L.S.
- 878 DENOTES W.A. BEWICKER, O.L.S.
- P1 DENOTES PLAN 484-928
- P2 DENOTES PLAN 484-928

BEARINGS SHOWN HEREON ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS ON POINTS A AND B LISTED HEREON AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) AND 83 (2819 SPOCH 2010.0).
FOR BEARING COMPARISON, A ROTATION OF 1°00'00" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS SHOWN ON PLAN P1 AND P2
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.0000088



JBF SURVEYORS
3177 LAKESHIELD ROAD, BOX 70
LAKESHIELD, ONT. K0L 2P0
PHONE: 705.835.2500
FAX: 705.835.2501
WWW.JBFSURVEYORS.COM
PROJ. # 8814

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°49'50"E	8.00
L2	N13°00'00"W	2.50
L3	N13°00'00"W	2.50
L4	N85°49'50"E	8.00
L5	N13°00'00"W	2.50
L6	N85°49'50"E	8.00
L7	N13°00'00"W	2.50
L8	N85°49'50"E	8.00

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS RTN OBSERVATIONS USING THE SMARTNET CORRECTION DATA AND ARE REFERRED TO UTM ZONE 17 (81°W LONGITUDE) AND 83 (2819 SPOCH 2010.0).
THE POINT (CRP) COORDINATE VALUES ARE TO "ROUND" ACCURACY SPECIFICATION IN ACCORDANCE WITH SEC. 46 OF OREG. 21610

POINT	UTM EASTING
CRP (1)	722862.40
CRP (2)	722864.00
CRP (3)	722865.60

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LOT 15 CONCESSION 2

ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 (NOT OPEN)

SET BACK DISTANCES FOR SKETCH

SEVER (LOT1)

SEPTIC FROM STRUCTURE - 4 M

SEPTIC FROM WELL - 17 M

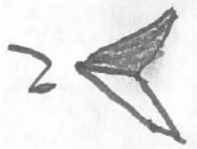
SEPTIC FROM LOT LINE - 23 M

RETAIN LOT

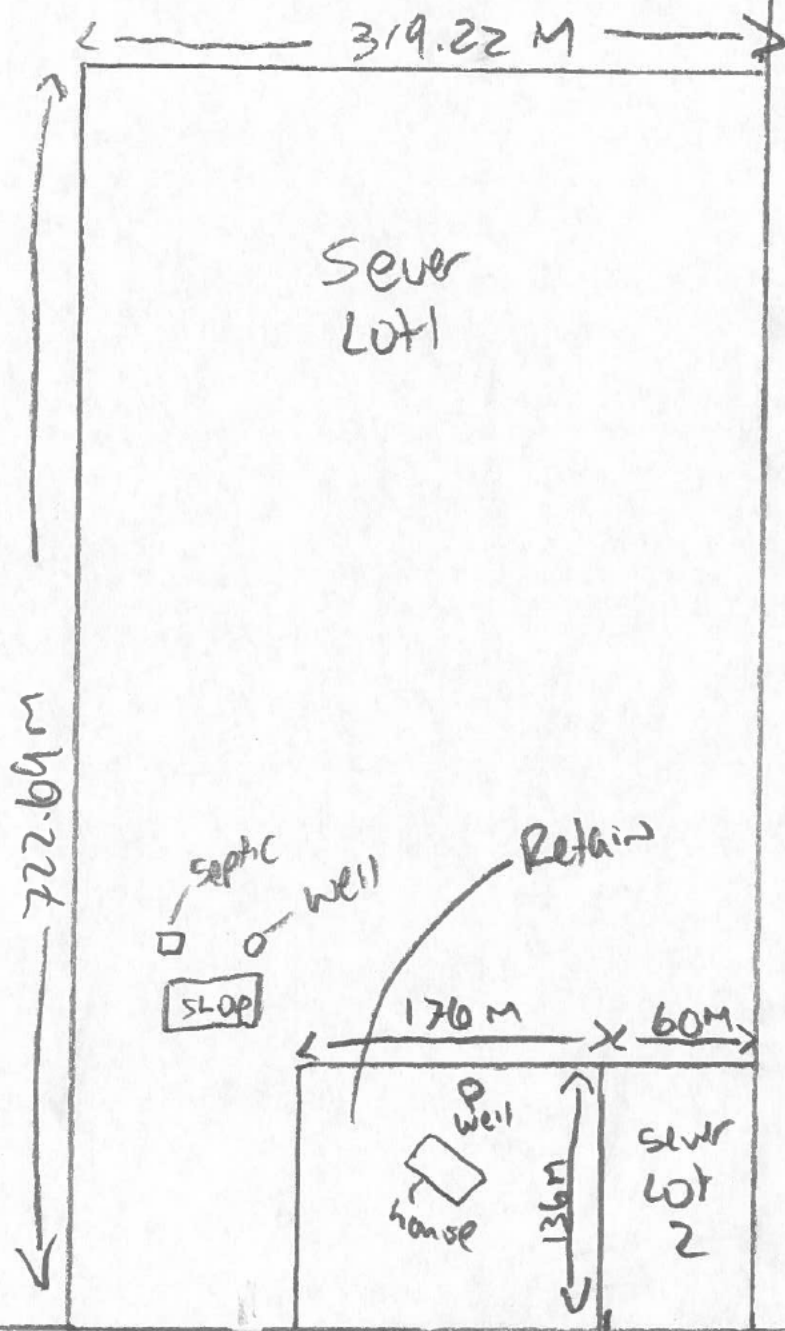
SEPTIC FROM STRUCTURE - 1.8 M

SEPTIC FROM WELL - 41 M

SEPTIC FROM LOT LINE - 43 M



ORCA



ORCA RD ALLOWANCE

ORCA

83 M COUNTY RD 4

Walter and Gwendolyn Ray

ORCA RD

**ENVIRONMENTAL
IMPACT STUDY**
MIKE MUNDELL
1513 County Road 4
Warsaw, Ontario

LEGEND

-  30m Wetland Setback
-  Confirmed Wetland Boundary
-  Contour 5m Interval (Major)
-  Contour 5m Interval (Minor)
-  Wetlands
-  120m Adjacent Lands
-  Developable Area (10.89 ha.)
-  Site (10.89 ha. approximate)
-  Subject Property (23 ha. approximate)

Notes:

- Base mapping features are © Queen's Printer of Ontario, 2019. This does not constitute an endorsement by the Ministry of Natural Resources and Forestry.
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
- Cambium Inc. makes every effort to ensure this map is free from errors but does not warrant the accuracy of any information shown on this map. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



184 Sophia Street
Peterborough, Ontario, K9H 1E5
Tel: (705) 742.7000 Fax: (705) 742.7007
www.cambium-inc.com

**NATURAL HERITAGE
CONSTRAINTS**

Project No.:	11880-001	Date:	September 2021	
Scale:	1:5,000	Proj.:	NAD 1983 UTM Zone 17N	
Created by:	TLC	Checked by:	KD	
			Figure:	4

