

| Office Use Only                  |                    |
|----------------------------------|--------------------|
| File No.                         | R-13-24            |
| Date App. Submitted              |                    |
| Application Fee                  | \$                 |
| Date Fee Received                | September 26, 2024 |
| Date Application Deemed Complete |                    |
| Roll No.                         | 010-005-24400      |

**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): Deborah Frances Sandeman  
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [REDACTED]  
[REDACTED]  
[REDACTED]

Phone: (home) [REDACTED]      Email: [REDACTED]  
Phone: (cell) \_\_\_\_\_      Phone: (work) \_\_\_\_\_  
Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): Holly Richards-Conley (Black Point Construction Services)

Address: 195 Barcroft Rd.  
Lakehurst, ON  
K0L 1J0

Phone: (home) \_\_\_\_\_      Email: holly@blackpointservices.com  
Phone: (cell) 705-772-0792      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: N/A

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

|  |                                |  |  |
|--|--------------------------------|--|--|
| County<br><b>Peterborough</b>              |                                | Township<br><b>Douro-Dummer</b>  | Ward (Former Township)<br><b>Douro</b> |
| Concession Number(s)                       | Lot Number(s)                  | Legal Description: <b>00800-Canal Road</b>                               |  |
| Registered Plan No:<br><b>Plan 6</b>       | Lot(s)/ Block No.<br><b>44</b> | Civic/911 Address:<br><b>800 Canal Rd.</b>                               |  |
| Reference Plan No:                         | Part Number(s):                | Are there any easements or restrictive covenants affecting the property? |  |
| Date subject land was purchased by current |                                | <b>April 2021</b>  |  |

**4.1 Dimensions of the Subject Land**

|   |   |                          |
|---|---|--------------------------|
| Frontage:   | Depth:                                      | Area: <b>767.1 sq. m</b> |
| <input type="checkbox"/> Water: _____                   | <input type="checkbox"/> Min: <b>26.70m</b> |                          |
| <input checked="" type="checkbox"/> Road: <b>24.38m</b> | <input type="checkbox"/> Max: <b>36.87m</b> |                          |

**4.2 Access to the Subject Land**

|  |                                       |   |    |  |
|--|---------------------------------------|---|----|--|
| <b>Access to Subject Property –</b>  |                                       | <input checked="" type="checkbox"/> <b>Existing</b> | or | <input 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:   | <b>Canal Rd.</b>                      |   |    |  |
| <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: Hamlet

Please provide an explanation of how the application for rezoning will conform to the Official Plan  
Single, detached residential dwellings are a permitted use within the areas designated Hamlet in Douro-Dummer.

Zoning By-law : S.D. 155

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: One permanent single detached 2-storey dwelling on one (1) lot is the permitted use for S.D. 155 in the zoning by-law.

**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: \_\_\_\_\_

Please see attached appendix for rezoning requests.

Please explain the reason for the requested rezoning: \_\_\_\_\_

To due the smaller size of the lot and the design of the septic in the front yard, we are requesting the zoning changes.

**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:<br><input checked="" type="checkbox"/> Privately-owned/operated individual well<br><input type="checkbox"/> Privately-owned/operated communal well<br><input type="checkbox"/> Publicly-owned/operated piped water system<br><input type="checkbox"/> Lake or other water body<br><input type="checkbox"/> Other (specify): _____ |
| <input type="checkbox"/> Existing<br><input checked="" type="checkbox"/> Proposed |  |

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

|   |   |
|---|---|
| <b>Sewage Disposal:</b>   | Please identify the type of sewage disposal serving the subject property:<br><input checked="" type="checkbox"/> Privately-owned/operated individual septic system<br><input type="checkbox"/> Privately-owned/operated communal septic system<br><input type="checkbox"/> Publicly-owned/operated sanitary sewage system<br><input type="checkbox"/> Privy<br><input type="checkbox"/> Other (specify): _____  |
| <input type="checkbox"/> Existing<br><input checked="" type="checkbox"/> Proposed | 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<br><p style="text-align: right;">Permit Number: _____</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?<br>(this is usually anything above or beyond a regular single family dwelling)<br><input type="checkbox"/> Yes    or <input checked="" type="checkbox"/> No<br>If yes, the following are required:<br>a) A servicing options report    Date received: _____<br>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<br>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? Vacant Land

How long have the existing uses of the subject land continued? Unknown

What are the proposed uses of the subject land? 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               |                   |                  |                   |        |       |        |                  |
|                   |                   |                  |                   |        |       |        |                  |
|                   |                   |                  |                   |        |       |        |                  |
|                   |                   |                  |                   |        |       |        |                  |

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 |
|-------------------|-------------------|------------------|-------------------|--------|-------|--------|
| Dwelling          | 134.3 sq. m       | 223.33 sq. m     | 2                 | 17.68m | 9.45m | 9.1m   |
|                   |                   |                  |                   |        |       |        |
|                   |                   |                  |                   |        |       |        |

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

|                       | Yes                                 | No                       | If yes, please provide: | Existing | Proposed     |
|-----------------------|-------------------------------------|--------------------------|-------------------------|----------|--------------|
| Total Living Area     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size                    | N/A      | 171.01 sq. m |
| Bedrooms              | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number                  | N/A      | 2            |
| Bathrooms             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number                  | N/A      | 2            |
| New Plumbing Fixtures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Number of Fixtures      | N/A      | 11           |

**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               |                |               |               |               |            |                 |
|                   |                |               |               |               |            |                 |
|                   |                |               |               |               |            |                 |
|                   |                |               |               |               |            |                 |

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) |
|-------------------|----------------|---------------|---------------|---------------|------------|-----------------|
| Dwelling          | 18.44          | 4.09m         | 5m            | 1.52m         | N/A        |                 |
| Septic            | 6.05m          | -             | 12.78m        | 6m            | N/A        |                 |
|                   |                |               |               |               |            |                 |

**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) |          | 134.4 sq. m (17.51%) |
| Accessory Structures          |          | N/A                  |
| 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 type="checkbox"/> | <input type="checkbox"/> |             |         |
| Minor Variance (Section 45)                        | <input type="checkbox"/> | <input type="checkbox"/> |             |         |
| Other: Zoning Amendment to S.D. 155                | <input type="checkbox"/> | <input type="checkbox"/> | Unknown     | Unknown |

**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:

Neighbours will be circulated with the required notice of public meeting, and the notice of public meeting will be posted on the subject property.

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

I/We See attached authorization, 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

2024-09-26

Date

Owner/Applicant/Agent Signature

Date

**17.0 Access to Property:**

I/We Holly Richards-Conley (Authorized Agent), 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] 800 Canal Rd.



Owner/Applicant/Agent Signature

2024-09-26

Date



**18.0 Declaration of Applicant:**


I/We Holly Richards-Conley of the Town of Lakehurst 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 26 day of September, 2024.



Signature of Commissioner, etc.

Donna Kelly  
Deputy Treasurer /Tax Clerk  
Commissioner of Oath

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



Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

Township of Douro-Dummer  
This application must be accompanied by the Township of Douro-Dummer Zoning By-law Amendment Fee (\$1650.00) 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. \_\_\_\_\_

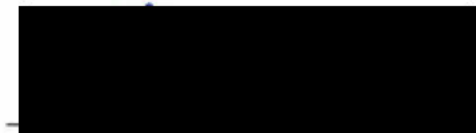
### Affidavit

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

I/We, Holly Richards-Conley, 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]* TBD,  
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 26 day of September, 2024.



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

**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, Holly Richards-Conley  
*[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 26 day of September, 2024.

  
Owner/Applicant/Agent Signature

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