**Office Use Only**

File No.	R-09-21
Date App. Submitted	June 15, 2021
Application Fee	\$1130-0004, 1470-201, \$250. Depos.
Date Fee Received	June 18, 2021
Date Application Deemed Complete	June 29, 2021
Roll No.	020-005-27800

**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): Wildfire Golf Club (C/O Glen Storchouse)
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: 2215 Wildfire Drive
Douro-Dummer, Ontario
K0L 2H0

Phone: (home) N/A

Phone: (cell) _____

Email: storchouse@storchousegroupinc.com

Phone: (work) 705 877 9453

Fax: N/A

2.0 Agent Information

Authorized Agent (if any): Kevin N. Avey MCIP, RPP

Address: 560 Romane Street
Peterborough, Ont.
K9J 2E3

Phone: (home) N/A

Phone: (cell) 705 931 0975

Email: Kevin@kndplanning.com

Phone: (work) 705 749 6710

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 <u>Peterborough</u>	Township <u>Douro-Dummer</u>	Ward (Former Township) <u>Dummer</u>
Concession Number(s) <u>7</u>	Lot Number(s) <u>30-31</u>	Legal Description: <u>road between 6-7 (lots)</u>
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <u>225 Wilfrid Drive</u>
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <u>N/A</u>
Date subject land was purchased by current		

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area:
<input type="checkbox"/> Water: <u>N/A</u>	<input type="checkbox"/> Min: <u>Varies</u>	<u>See Plan</u>
<input type="checkbox"/> Road: <u>Varies</u>	<input type="checkbox"/> Max: <u>See Plan</u>	<u>As per Site Plan Agreement</u>
<u>two road frontages</u>		

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 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:		
If access to the land is by water only:		
Where are parking and docking facilities:	<u>← N/A →</u>	
Approximate distance from subject land:		
Approximate distance from nearest public road:		

5.0 Official Plan Designation and ZoningOfficial 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 ReportZoning By-law Designation: CTR-1, EC and OBD-1Is 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: Please refer to the Planning Justification Report**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? N/AAre there minimum and maximum height requirements on the property: ☒ Yes ☐ No
If Yes, what are they and are they being met? Zoning (Site Plan) 4.02 metre height, proposed new building**6.0 Purpose of the Application**

Please describe the nature and extent of the rezoning request:

To permit a 2nd golf cart storage building, having combined with existing building, a floor area of 1555 square metres

Please explain the reason for the requested rezoning:

By-law limits the area of golf cart storage buildings.**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/ADoes 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**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): _____

Storm Drainage:

- ☒ Existing
☐ Proposed

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

- ☐ Sewers ☒ Ditches ☒ Swales

☐ Other (specify): Gravel Infiltration

Sewage Disposal:

- ☒ Existing
☐ Proposed

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

- ☒ Privately-owned/operated individual septic system
☐ Privately-owned/operated communal septic system
☐ Publicly-owned/operated sanitary sewage system
☐ Privy
☐ Other (specify): _____

If the sewage disposal system is proposed, have you obtained a permit from the Peterborough Public Health? ☐ Yes or ☐ No

Permit Number: _____

** The building will not impact sewage disposal*
 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
 b) A hydrogeological report

Date received: _____

Date received: _____

see the background letter reports

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 *N/A*

9.0 Existing and Proposed Uses and Structures:What is the subject land currently used for? Golf CourseHow long have the existing uses of the subject land continued? Since 2003What are the proposed uses of the subject land? No change

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
Club House	}	as per the existing Site Plan Agreement					2003
Storage Building 1							1

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
Clubhouse	}	as per the existing Site Plan Agreement				
Storage Building 1						
Storage Building 2						
432 m ² / 432 m ² , 4.02 m height						

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	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)
Club House		See plan	(Site Plan)		No change	
Golf Cart Storage Building 1		See plan	(Site Plan)			

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)
Golf Cart Storage Building 2	See plan	See plan	See plan	See plan	N/A	432 m ² BPA 4.02 m height

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	Golf Cart Storage Building 1-2	1555 m ² total
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 checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

13.0 Provincial PlansIs the application consistent with the Provincial Policy Statements? ☒ Yes or ☐ NoIs 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 ☐ No2020 PPS
2020 Growth Plan**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:

Rely upon public Statutory process, prescribed through the Planning Act

15.0 Authorization by Owner to Appoint an Agent:

} See attached Form

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.



Owner/Applicant/Agent Signature

June 15, 2021

Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Kenn M. Dugan MCHP, RAP 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] Wildfire Golf Course.



Owner/Applicant/Agent Signature

June 15, 2021

Date

18.0 Declaration of Applicant:

I/We Kevin M. Dupon of the Peterborough in the
(name of owner(s)/agent(s)) (city/town/township in which you reside)
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 18 day of June, 2021.

Signature of Commissioner, etc.

**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 (\$1470.00) 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. _____

AffidavitIn the Matter of a **Zoning By-law** application to the Township of Douro-Dummer,I/We, Kevin M. Dugan, 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]To be determined by ZBLA process
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 June, 2021.

Signature of Commissioner, etc.**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, Karin M. Sugony
[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 June, 20 .

[Signature]
Owner/Applicant/Agent Signature

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

✓ File 2021-05
RECEIVED
Jan 19 2021

	Project Authorization Zoning By-law Amendment Application Wildfire Golf Course Township of Douro-Dummer County of Peterborough (KMD File 2021-05)
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I/we THOMAS MC CONNELL, being the owner(s)/representative(s) of the property known municipally as the Wildfire Golf Course, Township of Douro-Dummer, County of Peterborough, have reviewed and hereby accept the fee proposal dated December 18, 2020, as prepared by Kevin M. Duguay, MCIP, RPP, for the following purpose:

Zoning By-law Amendment Application
Wildfire Golf Course
Township of Douro-Dummer
County of Peterborough
(KMD File 2021-05)

Dated this 19 day of JANUARY, 2021

Signed



Name

THOMAS MC CONNELL



KMD Client Contact Form

Client Name : THOMAS MCCENNEK

Title :

Phone : C 416 930 3269 W 905.771.7447

Email : thomas@tonnellinterior.ca

Website :

Mailing Address

Address: 70 EAST BEAVER CREEK ROAD, 204

City/Town RICHMOND HILL Postal Code L4B 3B2

All information will remain confidential and will only be used for our administrative purposes.

Office Use Only

File No: _____

Project Description: _____