



Office Use Only	
File No.	R-14-21
Date App. Submitted	October 19, 2021
Application Fee	\$1470 + 425
Date Fee Received	October 19, 21
Date Application Deemed Complete	November 9, 2021
Roll No.	010-001-06905

**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): Carol and Brad Oates  
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [Redacted]

Email: [Redacted]

Phone: (home) [Redacted]

Phone: (work) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): Laura Stone, KMD Planning

Address: 560 Romaine St.

Peterborough, ON K9J 2E3

Email: laura.kmdplanning@gmail.com

Phone: (home) 705 3135012

Phone: (work) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

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: \_\_\_\_\_

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

County <i>Peterborough</i>		Township <i>Douro-Dummer</i>	Ward (Former Township)
Concession Number(s) <i>1</i>	Lot Number(s) <i>Pt lot 27</i>	Legal Description:	
Registered Plan No: <i>33</i>	Lot(s)/ Block No.	Civic/911 Address: <i>912 Birchview Rd</i>	
Reference Plan No: <i>45R17102</i>	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <i>N/A</i>	
Date subject land was purchased by current		<i>Unknown exact ~ 20 yrs</i>	

**4.1 Dimensions of the Subject Land**

Frontage:	Depth:	Area:
<input checked="" type="checkbox"/> Water: <i>30.5 m</i>	<input type="checkbox"/> Min: <i>75.1 m</i>	<i>2300 sqm ±</i>
<input type="checkbox"/> Road: _____	<input type="checkbox"/> Max: <i>76.2 m</i>	

**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:	<i>Birchview Rd</i>	
<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: Lakeshore Residential

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

Zoning By-law Designation: Shoreline Residential

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? They are being exceeded by 1.13%

Are there minimum and maximum height requirements on the property: ☒ Yes ☐ No  
 If Yes, what are they and are they being met? Max height req. for height of 4.5m

### 6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: addition to cottage, redevelopment of boathouse and construction of garage w/ upper loft area. Lot coverage is being exceeded.

Please explain the reason for the requested rezoning: Please see Planning Justification Report

### 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): \_\_\_\_\_

**Storm Drainage:**

☒ Existing  
☒ Proposed

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

- ☐ Sewers    ☐ Ditches    ☒ Swales  
☒ Other (specify): natural run off

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

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? RecreationHow long have the existing uses of the subject land continued? UnknownWhat are the proposed uses of the subject land? Permanent 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	Year Constructed
Dwelling	85.5 <sup>sq</sup> m	105.5	1 storey	11m	7.3m	1 storey	7.53 m
Boathouse *	~12 <sup>sq</sup> m	same	1				
Shed *	10 <sup>sq</sup> m	same	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
Dwelling	217.3	217.3	1	11m	19m	7.53m
Boathouse	31.2	31.2	1	6.7m	5.5	3.1m
Garage	122.6	167.2 m <sup>2</sup>	1.5	13.4m	11.6m <sup>max</sup>	4.52m
Septic						

**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		
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		

see floor plan

**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)
Cottage	21.5 Sunroom 24.3 cottage	~37m	4.55		21.5 Sunroom 24.3 cottage	
Boathouse *	~3.5m	~71m	~7m		~3.5m	

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	25.7m	~36m	6.1m		25.7m	
Boathouse	0.7m	~68m	3.05		0.7m	
Garage	+30m	6.1m	1.52m	17.37	+30m	

**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)	4.5%	9.44%
Accessory Structures	~0.8%	6.7%
Total	~5.4%	16.13%

**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:	<input type="checkbox"/>	<input type="checkbox"/>		

→ Septic located 3.05 m from side lot line  
20 m from rear lot line

**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:

Will provide Public Consultation in accordance w/ the Planning Act

**15.0 Authorization by Owner to Appoint an Agent:** *See attachment 'B'*

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

Oct 19 '21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**17.0 Access to Property:**

I/We Laura Stone, 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

Oct 19 '21  
\_\_\_\_\_  
Date



**18.0 Declaration of Applicant:**

I/We Laura Stone of the Township of Madoc in the  
(name of owner(s)/agent(s)) (city/town/township in which you reside)  
Madoc Hastings 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 19 day of Oct, 2021.



Signature of Commissioner, etc  
Martina Chait-Hartwig  
 Deputy Clerk  
 Commissioner of Oath  
 Township of Douro-Dummer

**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. \_\_\_\_\_

## Affidavit

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

I/We, Laura Stone, 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]* TBA,  
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 11 day of Oct, 2021.

  
Signature of Commissioner, etc.

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

  
Owner/Applicant Agent Signature

Martina Chait-Hartwig

Deputy Clerk

  
Commissioner's Oath  
Township of Douro-Dummer

**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, Laura Stone  
[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 19<sup>th</sup> day of October, 2021.

A black rectangular box redacting the signature of the owner/applicant/agent.

Owner/Applicant/Agent Signature

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



#### Project Authorization

Zoning By-law Amendment Application  
912 Birchview Road  
Lot 4, R-Plan No. 33 (Douro)  
Township of Douro-Dummer  
(KMD File 2021-17)

I, Brian Cox, being the owner(s)/representative(s) of the property known municipally as 912 Birchview Road, Township of Douro-Dummer, have reviewed and hereby accept the fee proposal dated, January 12, 2021 as prepared by Kevin M. Duguay, HCIP, RPP, for the following purpose:

Zoning By-law Amendment Application  
912 Birchview Road  
Lot 4, R-Plan No. 33 (Douro)  
Township of Douro-Dummer  
(KMD File 2021-17)

Dated this 17 day of January, 2021.

Signed

Name

Brian Cox  
Brian Cox