

Office Use Only

File No.	R-13-21
Date App. Submitted	October 1, 2021
Application Fee	\$ 1,470
Date Fee Received	October 1, 2021
Date Application Deemed Complete	October 25, 2021
Roll No.	020-004-12220

**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): Eric James Jordan

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

Address: PO Box 958
Peterborough, ON
K9J 7A5

Phone: (home) 705-652-1701
 Phone: (cell) _____

Email: jimjordan@bellnet.ca
 Phone: (work) 705-743-4221
 Fax: _____

2.0 Agent Information

Authorized Agent (if any): Adam Baker

Address: PO Box 658
8 Bridge St., Lakefield, ON
K0L 2H0

Phone: (home) _____
 Phone: (cell) _____

Email: adam.baker@nexicom.net
 Phone: (work) 705-652-8161
 Fax: 705-652-7088

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
Concession Number(s) 3	Lot Number(s) 29	Legal Description: Pt Lt 29 Con 3 Dummer Pt 1-3, 45R1560 Except Pt 1-3 45R5041; S/T R659046 Douro-Dummer	
Registered Plan No: 45R1560	Lot(s)/ Block No. 1-3	Civic/911 Address: 1550 Birchview Rd., Lakefield, ON K0L 2H0	
Reference Plan No: 45R5041	Part Number(s): 1-4	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		November 26, 2014	

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area: 4.4+- acres
<input type="checkbox"/> Water: _____	<input type="checkbox"/> Min: _____	
<input checked="" type="checkbox"/> Road: <u>202 metres</u>	<input checked="" type="checkbox"/> Max: <u>90 metres</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:		Birchview Road		
If access to the land is by water only: N/A				
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

This Application conforms to the Official Plan as Residential uses and Limited Development are allowed with the Lakeshore Residential designation.

Zoning By-law Designation: rural

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: Complete a Special District (SD) based on LSR Zone since we are putting together a rural zone and limited service residential, bringing property into compliance and recognizing the increased lot frontage.

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: This application is to recognize a lot addition. The lot is being severed from the Residential property and being added to the Cottage property.

Please explain the reason for the requested rezoning: The request for re-zoning is for the lot being added to the cottage property and being severed from the residential property. The re-zoning has been request as part of the provisional consent from the County of Peterborough

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

<p>Water Supply:</p> <p><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</p>	<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>
<p>Storm Drainage:</p> <p><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</p>	<p>Please identify the type of storm drainage serving the subject property:</p> <p><input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other (specify): <u>natural drainage patterns</u></p>
<p>Sewage Disposal:</p> <p><input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed</p>	<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> <p>If the sewage disposal system is proposed, have you obtained a permit from the Peterborough Public Health? <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>
<p>Source Water Protection Area:</p>	<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 type="checkbox"/> No</p>

9.0 Existing and Proposed Uses and Structures:What is the subject land currently used for? ResidentialHow long have the existing uses of the subject land continued? 16 yearsWhat 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
Dwelling- severed lot	1,464 sq ft	136 sq m	1	64 ft	24ft	22ft	2004
Cottage- Lot being added to	1188 sq ft	202 sq m	2	32 ft	26 ft	32 ft	1990

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						

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		
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)
Dwelling- lot being severed	22m	43m	22m	74m		N/A
Cottage- Lot being added to	25m	31m	13m	7.5m		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)

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)	2%	N/A
Accessory Structures	1%	N/A
Total	3%	N/A

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"/>	B31-20	
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"/>		

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:

We will be relying on regulated notices.

15.0 Authorization by Owner to Appoint an Agent:

I/We Eric James Jordan, being the owner(s) of the subject land, hereby, authorize Adam Baker (Baker & Cole) to be the applicant in the submission of this application.

Signature

Date

16 SEPT 2021

Signature

Date

16 Sept 2021

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

16 Sept 2021
Date


Owner/Applicant/Agent Signature

16 Sept 2021
Date

17.0 Access to Property:

I/We Eric James Jordan, 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] 1550 Birchview Road, Lakefield, ON K0L 2H0.


Owner/Applicant/Agent Signature


16 Sept 2021
Date

18.0 Declaration of Applicant:

I/We Eric James Jordan of the Township of Douro-Dummer in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
County of Peterborough 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 16 day of SEPT., 2021.


 Signature of Commissioner, etc.
 Province of Ontario, for Baker & Cole,
 Barristers and Solicitors.
 Expires May 2, 2023.

**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, Eric James Jordan, 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] _____,
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 16 day of SEPT., 2021.

[Signature]
Signature of Commissioner, etc.

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

[Signature]
Owner/Applicant Agent Signature

[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, Eric James Jordan
[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 16 day of Sept, 2021.



Owner/Applicant/Agent Signature

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