

Office Use Only

File No.	R-16-21
Date App. Submitted	Nov 3, 2021
Application Fee	\$ 1470.00
Date Fee Received	Oct 15, 2021
Date Application Deemed Complete	Nov 5, 2021
Roll No.	1522-020-002-01000

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

Add: [Redacted Address]

Phone: (home) _____
Phone: (cell) [Redacted]

Email: [Redacted]
Phone: (work) _____
Fax: _____

2.0 Agent Information

Authorized Agent (if any): KEN CURRIE

Add: [Redacted Address]

Phone: (home) _____
Phone: (cell) [Redacted]

Email: [Redacted]
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: _____

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

County PETERBOROUGH	Township DOURO DUMMER	Ward (Former Township) DUMMER
Concession Number(s) RETAINED 7	Lot Number(s) PT LOT 6 AND 7	Legal Description:
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 459 7th LINE
Reference Plan No: 45R-17190	Part Number(s): PT 1	Are there any easements or restrictive covenants affecting the property? NO
Date subject land was purchased by current		RETAINED PARCEL PURCHASED - JULY 16/2012

4.1 Dimensions of the Subject Land

Frontage:	Depth:	Area:
<input type="checkbox"/> Water: _____	<input type="checkbox"/> Min: 103.81	7515.14 SQ.M.
<input checked="" type="checkbox"/> Road: 74.16 M	<input type="checkbox"/> Max: 103.81	
		89 HECTARES

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:	7th LINE ROAD MID-DUMMER	
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 ZoningOfficial Plan Designation: RURAL

Please provide an explanation of how the application for rezoning will conform to the Official Plan

RESIDENTIAL + FARM USES ARE PERMITTED USES
IN THE RURAL DESIGNATIONZoning By-law Designation: RURALIs 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:THE RETAINED PARCELS MEETS THE MINIMUM
AREA REQUIREMENTS TO BE RURAL**5.1 Density and Height Requirements**Are there minimum and maximum density requirements on the property: ☒ Yes ☐ NoIf Yes, what are they and are they being met? THE RURAL ZONE ALLOWS FOR
15% LOT COVERAGE (SEVERED + VACANT) THE FARM USE DOES NOT LIST COVERAGESAre there minimum and maximum height requirements on the property: ☒ Yes ☐ NoIf Yes, what are they and are they being met? THE RURAL ZONE ALLOWS 9M FOR THE
VACANT BUILDING LOT, AND 7.5M FOR FARM BUILDING. BOTH ARE BEING MET.**6.0 Purpose of the Application**Please describe the nature and extent of the rezoning request: THE RETAINEDPARCELS SMALLEST FRONTAGE DOES NOT MEET
MINIMUM FRONTAGE REQUIREMENTS OF THE ZONING
BYLAW. FROM 135M TO 45.45M IS REQUIREDPlease explain the reason for the requested rezoning: TO ASSIGN A SPECIAL
DISTRICT ZONING TO RECOGNIZE THE DEFICIENT
FRONTAGEEXISTING FRONTAGES 199M, 356M, 90M, 45.45M.**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?SEE SCHEDULE ① FOR SEVERED LOT
DETAILS

5.0 Official Plan Designation and Zoning

Official Plan Designation: RURAL

Please provide an explanation of how the application for rezoning will conform to the Official Plan

RESIDENTIAL USES ARE PERMITTED USES IN THE RURAL 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: THE SEVERANCE MEETS THE AREA AND FRONTAGE REQUIREMENTS IN THE RURAL ZONE

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 COMPLY WITH CONDITIONS OF SEVERANCE BEING THAT THE LOT BE REZONED TO RECOGNIZE / ADD EC TO THE EXISTING RURAL DESIGNATION

Please explain the reason for the requested rezoning: TO COMPLY WITH CONDITIONS OF SEVERANCE.

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:**

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): _____

- ☒ Existing
☐ Proposed

Storm Drainage:

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

- ☐ Sewers ☒ Ditches ☒ Swales
☐ Other (specify): _____

- ☒ Existing
☐ Proposed

*UNDEVELOPED AT THIS TIME***Sewage Disposal:**

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): _____

- ☒ Existing
☐ Proposed

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? RESIDENTIAL AGRICULTURE RETAINED IS

How long have the existing uses of the subject land continued? SINCE PARCEL CREATION
~~SEVERED LOT IS TO BE RESIDENTIAL~~

What are the proposed uses of the subject land? UNUSED FARM LAND FOR RETAINED
~~AND RESIDENTIAL BUILDING NOT FOR THE SEVERED.~~

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
HOUSE	170.53	170.53	1				UNKNOWN
BARN	315.53	315.53	1				UNKNOWN
GARAGE	139.13	139.13	1				UNKNOWN
NONE AT THIS TIME							

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 AT THIS TIME						

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)
HOUSE	68 m	902 ⁺	292 m	957 ⁺	—	—
GARAGE	139 m	902 ⁺	265 m	957 ⁺	—	—
BARN	163 m	902 ⁺	252 m	957 ⁺	—	—
SEVERED - NONE AT THIS TIME						

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)
RETAINED						
SEVERED - NONE AT THIS TIME						

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)	.00019%	SAME
Accessory Structures	.000510%	SAME
Total	.000700%	SAME

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 checked="" type="checkbox"/>	<input type="checkbox"/>	B-59-20	APPROVED - FULFILLING CONDITIONS AT THIS TIME.
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" 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:

PROPERTY WILL BE POSTED, TOWNSHIP
WILL SEND OUT NOTICES.

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

Oct 28/21

Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We KEN CURRIE, 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] ADDRESS NOT ASSIGNED



Owner/Applicant/Agent Signature

Oct 28/21

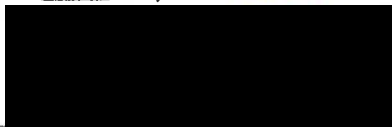
Date

18.0 Declaration of Applicant:

I/We KEN CURRIE of the TWSP OF DOURO-DUMMER in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
COUNTY OF PETERBOROUGH in THE 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 3 day of NOV, 2021.



Signature of Commissioner, etc.
Martina Chair-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, KEN CURRIE, 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] T.B.A,
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 3 day of Nov, 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.

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



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Ken Currie
[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 28 day of Oct, 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.

RDCC – Residential Design and Construction Consulting

Client Authorization Form

Ken Currie
880 Douro Second Line
Douro Dummer, On
K0L 2H0
705-977-5561
ckr5610@hotmail.com

I /We Marwood Payne have authorized RDCC (Ken Currie) to act on my/our behalf for purposes of obtaining any Permits/Information/Minor Variance/Rezoning pertaining to my property.

Street Address: 459 7th Line Rd Mid-Dummer

City: Norwood Postal Code: K0L 2V0

For the purpose of: Creating a lot

I/We also give permission for the above noted agent to use photos of the above mentioned property marketing/media purposes

Yes ☒

No ☐

Disclaimer

RDCC nor Ken Currie are not responsible for work carried out by the property owner(s), General Contractor(s), and or Sub contractor(s) on or at the above noted property and therefor shall to the fullest extent permitted by law, the property owner, assigns, or others having interest, shall indemnify, hold harmless, and defend, RDCC and Ken Currie from and against all claims, damages, losses and expense, including, but not limited to, Attorney's fees, Charges and Expenses arising out of, or resulting from performance or non-performance, by the property owner(s), General Contractor(s), Sub Contractor(s) or any others having an interest. RDCC nor Ken Currie are responsible for arranging any inspections of any kind.

Authorized Signature(s) – If there are names listed on the tax bill or deed as owners, a signature must be provided for each name listed.

I have read and fully understand and agree to this Disclaimer and give all above noted permissions to Ken Currie O/A RDCC

Signature [Redacted]

Date Apr: 10, 21

Signature _____

Date _____