



Office Use Only	
File No.	R-15-2021
Date App. Submitted	Nov 5, 2021
Application Fee	\$1490 - Fee, DRCA - \$525.00
Date Fee Received	Oct 22 + Nov 5, 2021
Date Application Deemed Complete	November 8, 2021
Roll No.	1522-010-004-04810

**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): David and Michelle White  
(Please Indicate Name(s) Exactly as Shown on the Transfer/Deed of Land)

Address: [Redacted]

Phone: [Redacted]

Phone: [Redacted]

Email: [Redacted]

Phone: (work) N/A

Fax: N/A

**2.0 Agent Information**  
Authorized Agent (if any): Kevin M. Duquay MCIP, RPP

Address: 560 Romane Street  
Peterborough, Ontario  
K9T 2E3

Phone: (home) N/A

Phone: (c) [Redacted]

Email: Kevin@kmdplanning.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>Douro</u>
Concession Number(s) <u>9</u>	Lot Number(s) <u>3</u>	Legal Description: <u>Part 1 45R-9200</u>	
Registered Plan No: <u>45R-9200</u>	Lot(s)/ Block No. <u>Part 1</u>	Civic/911 Address: <u>162 Douro 8th Line</u>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <u>NO</u>	
Date subject land was purchased by current			

**4.1 Dimensions of the Subject Land**

Frontage: <input type="checkbox"/> Water: <input checked="" type="checkbox"/> Road: <u>8th Line Douro</u> <u>270 M</u>	Depth: <u>Varies</u> <input type="checkbox"/> Min: <input type="checkbox"/> Max:	Area: <u>Detached 12.2 ha</u> <u>several 0.4 ha</u> <u>lots 2 each</u>
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**4.2 Access to the Subject Land**

<input checked="" type="checkbox"/> Existing or <input checked="" 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:	<u>* 8th Line Douro</u>
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: Rural and Extractive Industrial

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

Please refer to the Planning Justification Report for details

Zoning By-law Designation: Special District 80C (S.P. 80)

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: N/A

**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/A

Are there minimum and maximum height requirements on the property:  Yes  No  
If Yes, what are they and are they being met? Zoning Regulations

**6.0 Purpose of the Application**

Please describe the nature and extent of the rezoning request: Rezoning of the two (2) proposed severed lots - modify SP.80 zone. Also to apply to retained lot - modify SP.80 zone

Please explain the reason for the requested rezoning: To accommodate two (2) proposed severed lots, each having 0.4 hectares of lot area.

**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/A

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? N/A

**8.0 Property Characteristics, Access and Servicing Information**

	<p>Please identify the type of water supply serving the subject property:</p> <p><input checked="" type="checkbox"/> Privately-owned/operated individual well *</p> <p><input type="checkbox"/> Privately-owned/operated communal well</p> <p><input type="checkbox"/> Publicly-owned/operated piped water system</p> <p><input type="checkbox"/> Lake or other water body</p> <p><input type="checkbox"/> Other (specify): _____</p>
<p><input checked="" type="checkbox"/> Existing <i>and</i></p> <p><input checked="" type="checkbox"/> Proposed</p>	<p>* to be installed - prop well served lots</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</p> <p><input type="checkbox"/> Other (specify): <u>Ground infiltration</u></p>
<p><input checked="" type="checkbox"/> Existing</p> <p><input checked="" type="checkbox"/> Proposed</p>	<p><u>Road side, existing</u></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</p> <p><input type="checkbox"/> Privately-owned/operated communal septic system</p> <p><input type="checkbox"/> Publicly-owned/operated sanitary sewage system</p> <p><input type="checkbox"/> Privy</p> <p><input type="checkbox"/> Other (specify): _____</p>
<p><input checked="" type="checkbox"/> Existing <i>and</i></p> <p><input checked="" type="checkbox"/> Proposed</p>	<p>* to be installed - prop well served lots</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 checked="" type="checkbox"/> No</p> <p>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)</p> <p><input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</p> <p>If yes, the following are required:</p> <p>a) A servicing options report Date received: <u>N/A</u></p> <p>b) A hydrogeological report Date received: _____</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 <u>N/A</u></p>
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**9.0 Existing and Proposed Uses and Structures:**

What is the subject land currently used for? Rural property with dwelling

How long have the existing uses of the subject land continued? 40+ years

What are the proposed uses of the subject land? 2 severed lots - residential retained lot - 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)

Structure	Location	Area (sq m)	Volume (cu m)	Height (m)	Notes
Dwelling					No change to structure
Accessory Structure					No change to structure

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Proposed Structures** (in metric) several lots

Structure	Location	Area (sq m)	Volume (cu m)	Height (m)	Notes
Residential 1					To be determined - comply with ZBL
Residential 2					To be determined - comply with ZBL

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

Item	Yes	No	Item	Notes
Total Living Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	N/A
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	One dwelling per severed lot.
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	
New Plumbing Fixtures	<input checked="" 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)

Structure Type	Setback Information
Dwelling	No change to structure + location
Accessory Building	No change to structure - location

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Proposed Structures** (in metric)

Proposed Structure	Setback Information
Several lots (2)	to be determined, to conform to ZBL

**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)

Principle Use (i.e. Dwelling)	≈ 1%	To be determined ↓
Accessory Structures	≈ 1%	
Total	≈ 2% (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.

**12.0 Other Planning Applications**

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Approval of Plan of Subdivision (under Section 51)	<input type="radio"/>	<input checked="" type="radio"/>
Consent (Severance) (Section 53)	<input type="radio"/>	<input checked="" type="radio"/>
Minor Variance (Section 45)	<input type="radio"/>	<input checked="" type="radio"/>
Other:	<input checked="" type="radio"/>	<input type="radio"/> Official Plan Amendment

Application filed with the County Planning Department (concurrent with ZBLA Application).

**13.0 Provincial Plans**

Is the application consistent with the Provincial Policy Statements?  Yes or  No (2020 PPS)

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) 2020 Growth Plan

If yes, does the application conform to or meet the intent of the provincial plan(s)?  Yes or  No

Please refer to the Planning Justification Report for details

**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:

Statutory provisions of the Planning Act.

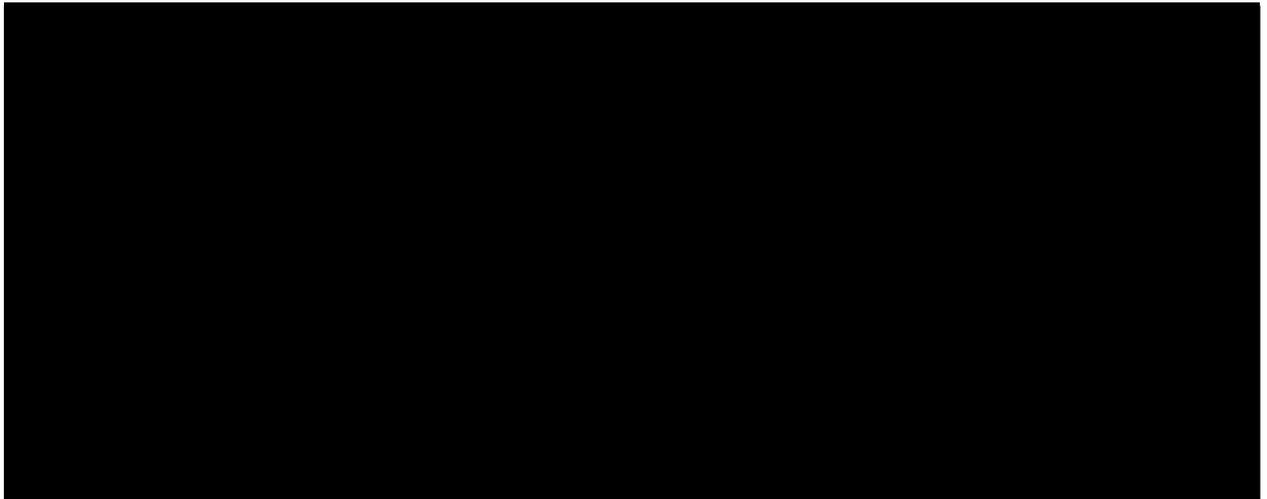
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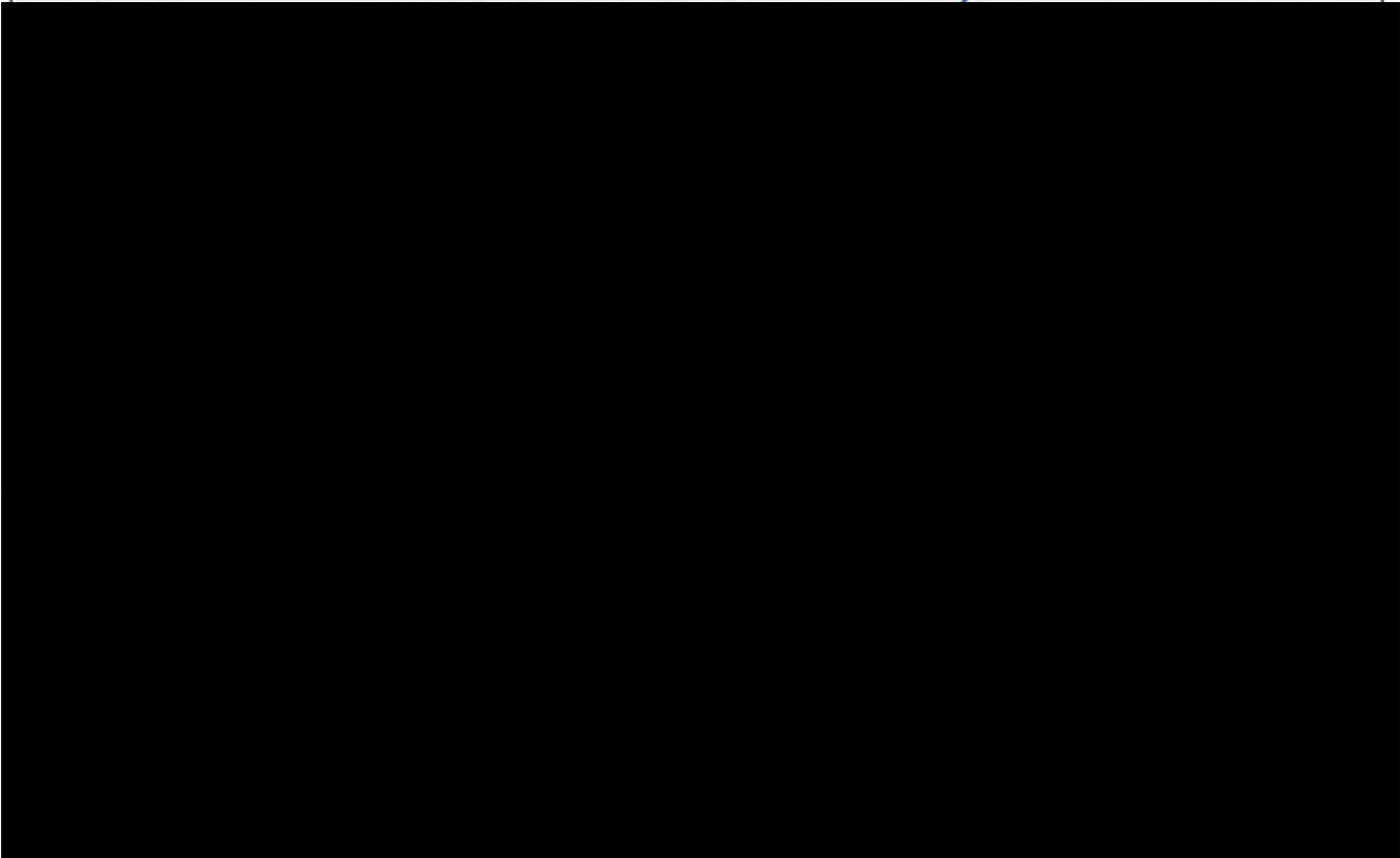
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**13.0 Provincial Plans**



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

I/We DAVID & michelle White, being the owner(s) of the subject land, hereby, authorize Kevin M. Lugsby to be the applicant in the submission of this application.

Signature [Redacted]

Date Oct 14/21

Signature [Redacted]

Date Oct 14/2021

**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

Oct 19 / 2021  
Date  
(Original Date)

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

\_\_\_\_\_  
Date

**17.0 Access to Property:**

(I/We) Kevin M. Dupuy, 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] 162 8th Line Douro.

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

November 4, 2021  
Date

**18.0 Declaration of Applicant:**

I/We Kevin M. Dugan 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 20th day of October, 2021.

[Redacted Signature]

Signature of Commissioner Martha Chait-Hartwig  
Deputy Clerk  
Commissioner of Oath  
Township of Douro-Dummer

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

[Redacted Signature]

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, Kevin M. Surway, 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 20th day of October, 2021.

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

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

\_\_\_\_\_  
Signature of Commissioner, etc.

Martina Chait-Hartwig  
Deputy Clerk

\_\_\_\_\_  
Township of Douro-Dummer  
Commissioner of Oath  
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, DAVID & MICHELLE WHITE  
[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 14 day of October, 2021.

  
Owner/Applicant/Agent Signature

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