



Office Use Only

File No.	<u>R-04-25</u>
Date App. Submitted	<u>09/23/25</u>
Application Fee	<u>\$ 1685.00</u>
Date Fee Received	<u>09/23/25</u>
Date Application Deemed Complete	
Roll No.	<u>020-002-01000</u>

**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)

Address: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Email: [REDACTED]

Phone: (home) [REDACTED]

Phone: (work) _____

Phone: (cell) _____

Fax: _____

2.0 Agent Information

Authorized Agent (if any): _____

Address: _____

Email: _____

Phone: (home) _____

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 Peterborough		Township Douro-Dummer	Ward (Former Township) Dummer
Concession Number(s) 7	Lot Number(s) 6 & 7	Legal Description: Part 1, Plan 45R-17907	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 459 Seventh Line Road-Mid-Dummer	
Reference Plan No: 45R-17907	Part Number(s): 1	Are there any easements or restrictive covenants affecting the property? No	
Date subject land was purchased by current		July 2012	

4.1 Dimensions of the Subject Land

Frontage: ☐ Water: _____ ☒ Road: 7 m	Depth: ☐ Min: _____ ☒ Max: 197 m	Area: 0.72 ha
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4.2 Access to the Subject Land

Access to Subject Property –		☒ Existing	or	☐ Proposed
☒ Municipal Road – maintained year round		☐ Private Road		
☐ County Road		☐ Right-of-way		
☐ Provincial Highway		☐ Water		
☐ Other public road (Specify):				
Name of Road/Street:		Seventh 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 Zoning

Official Plan Designation: Rural +

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

The application will conform to Sections 6.2.2.2, 6.2.2.3 (b) & (d), 6.2.2.5 (a), (d) & (e), 6.1.1 and 7.12 of the OP

as outlined in the Township MAF (<https://pub-douro-dummer.escribemeetings.com/filestream.ashx?DocumentId=18586>)

Zoning By-law: Special District 252 (S.D. 252)

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? _____

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: The rezoning requests to recognize a minimum lot frontage

of 7 metres. The rezoning also requests to recognize a maximum lot coverage of 6% for all accessory structures and a maximum height of 7.3

metres for the existing storage building. The S.D. 252 Zone requires a minimum lot frontage of 45 metres (S. 21.252 2.1.1 (a)). Section 3.1.3 of the

By-law requires the total lot coverage of all accessory buildings must not exceed 5% of the lot area and Section 3.1.4 requires a maximum height of 4.5 metres.

Please explain the reason for the requested rezoning: The rezoning is required as a condition of Peterborough County Land

Division Application File B-86-24 to address a deficient lot frontage on the severed parcel. The rezoning will also recognize an

increased lot coverage for the accessory structures and an increased height for the existing storage building on the severed

parcel. The unique shape and size of the severed parcel was created in order to preserve as much agricultural land as possible.

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	

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 Township of Douro-Dummer? ☐ 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? ResidentialHow long have the existing uses of the subject land continued? ~ 54 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
house	148.65 m ²		1	15.24 m	9.14 m	~ 3.9 m	1971
detached garage	111.48 m ²		1	15.24 m	12.19 m	~ 4.5 m	1970
storage building	297.29 m ²		2	19.51 m	15.24 m	~ 7.3 m	1900

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	☐	☒	Size		
Bedrooms	☐	☒	Number		
Bathrooms	☐	☒	Number		
New Plumbing Fixtures	☐	☒	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	~ 74 m	~106 m	7.5 m (north)	37.8 m (south)		16.9 m (west side)
detached garage	~140 m	45.6 m	9.6 m (north)	21.4 m (south)		
storage building	~165 m	11.7 m	16.9 m (north)	4.1 m (south)		

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)
N/A						

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)	148.65 m ² / 2.06%	148.65 m ² / 2.06%
Accessory Structures	408.77m ² / 5.67%	408.77 m ² / 5.67%
Total	557.42 m ² / 7.74%	557.42 m ² / 7.74%

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)	☐	☒		
Consent (Severance) (Section 53)	☒	☐	B-88-24	Provisional Consent
Minor Variance (Section 45)	☐	☒		
Other:	☐	☒		

13.0 Provincial Plans

Is the application consistent with the Provincial Planning Statement, 2024? ☒ 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:

Statutory public meeting as prescribed by the Planning Act and signs posted on the property.

15.0 Authorization by Owner to Appoint an Agent:

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

Sept 23, 2025

Date

Owner/Applicant/Agent Signature

Date

17.0 Access to Property:

I/We Marwood Payne, 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] 459 Seventh Line Road-Mid-Dummer.



Owner/Applicant/Agent Signature

Sept 23, 2025

Date

18.0 Declaration of Applicant:

I/We Marwood Payne 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 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 23 day of September, 2025.



Signature of Commissioner, etc.
Martina Chalt-Hartwig
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 (\$1685.00) 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. 1522-020-002-01000

Affidavit

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

I/We, Marwood Payne, 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]* Public Meeting in accordance with the posting requirements, 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 23 day of September, 2025.

[Signature]
Signature of Commissioner, etc.

Martina Chalt-Hartwig

Commissioner of Oath

Township of Douro-Dummer

**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, Marwood Payne
[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 Ontario Land Tribunal with respect to this application.

Dated this 23rd day of September, 2025.

[Signature]
Owner/Applicant/Agent Signature

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