

Planning Justification Report

**804 Iron Woods Drive, Warsaw
Township of Douro-Dummer**

**Applications for Official Plan and
Zoning By-law Amendment
(Resubmission)**

D.M. Wills Project Number 20-85025



D.M. Wills Associates Limited
Partners in Engineering, Planning and
Environmental Services
Peterborough

February 2026

**Prepared for:
Jason Riel**

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Appendix A – Township A&D For The Removal of the Golf Course SPA

Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	First Submission	January 2020	Original Submission
2	First Resubmission	March 2022	Second Submission
3	Second Resubmission	October 2025	Third Submission
4	Revised Second Resubmission	January 2026	Fourth Submission
5	Revised Second Submission	February 2026	Fifth Submission
6	Revised Second Submission	February 2026	Sixth Submission

This report/proposal has been formatted considering the requirements of the Accessibility for Ontarians with Disabilities Act.

1.0 Introduction and Objectives

D.M. Wills Associates Limited (Wills) has been retained by Riel Contracting Inc. c/o Jason Riel (Owner) to prepare this Planning Justification Report (PJR) in support of application for an Official Plan Amendment (OPA) to the County of Peterborough Official Plan and Zoning By-law Amendment (ZBA) to the Township of Douro-Dummer Zoning By-law No. 10-1996 (ZBL).

1.1 Official Plan Amendment Application Objectives

The purpose of the proposed OPA application is to amend the current Hamlet designation's Site-Special Policy Area 6.2.3.4(d)(i) provisions to remove the permitted use of a golf course, driving range, golf club house, maintenance and storage facility, and accessory uses, to allow for the proposed residential use on the property, under the general Hamlet designation. The OPA will also increase the extent of environmental constraint designation on the subject lands in accordance with findings of the scoped Environmental Impact Study.

1.2 Zoning By-law Amendment Application Objectives

The purpose of the proposed ZBA application is to rezone portions of the land to permit residential development, alongside site-specific provisions to permit a contractor's yard use. The ZBA will also recognize and provide protection to the existing wetland features on-site through an Environmental Conservation Zone.

1.3 Purpose of Planning Justification Report

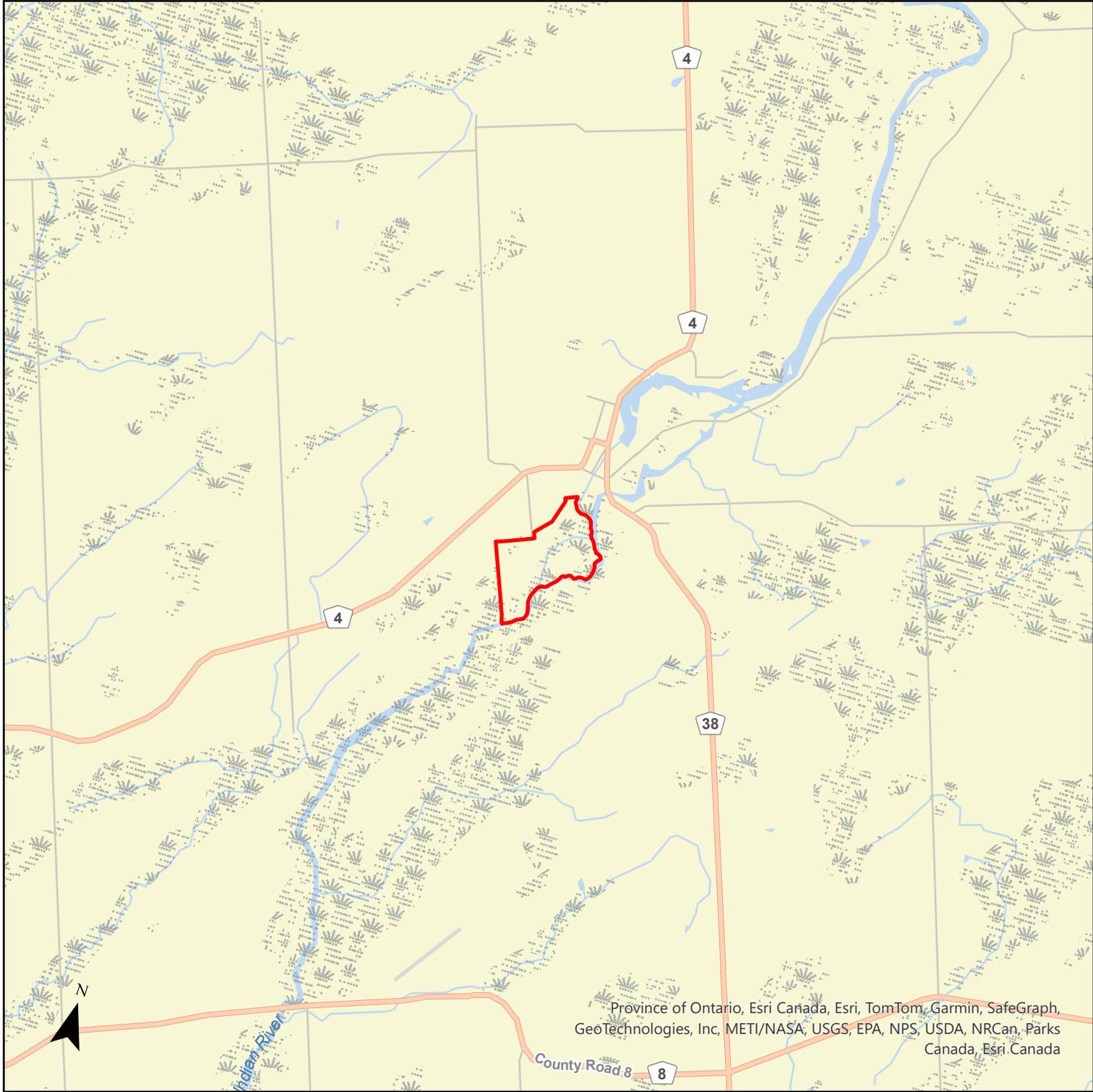
The purpose of this report is to outline the nature of the proposed OPA and ZBA applications and evaluate them in the context of provincial and municipal policy including the Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP) and Township of Douro-Dummer Zoning By-law No. 10-1996 (ZBL).

2.0 Property Description

2.1 Property Location

The lands subject to this application are municipally addressed as 804 Iron Woods Drive, Warsaw and legally described as Part of Lots 10 & 11, in Concession 1, and being Parts 1 to 7 of Reference Plan 45R-11474, Except for Parts 1 & 2 of Reference Plan 45R-16356, in the Township of Douro-Dummer (Township), County of Peterborough (County), herein referred to as the subject property.

The subject property is located in the southwest portion of the hamlet of Warsaw and approximately 18 km northeast of the City of Peterborough. The subject property has a lot area of approximately 28.57 ha (70.6 ac) and 45.5 m (149.28 ft) of lot frontage along the east side of Iron Woods Drive. The property also abuts Indian River (Warsaw South) for a distance of approximately 1,350 m (4429.13 ft) along the east and southerly (rear) lot boundary. Refer to **Figure 1 – Key Map**.



KEY MAP

804 Iron Woods Drive
Township of Douro-Dummer

Figure 1

Legend

 Subject Property



WGS 1984 Scale: 1:50,000

Data Sources
Esri Canada

Created In:	ArcGIS
Drawn By:	MD
Checked By:	MS
Map Date:	September 2025
Project Number:	85025



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Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks
Canada, Esri Canada

2.2 Historical Use

The former use of the subject property was a golf course that was previously established on the subject property in 2004. The only building constructed in association with the golf course was a clubhouse at the entrance to the property, though it has since been demolished as operations ceased in 2018.

Prior to the establishment of the golf course, no other buildings or structures were developed on the property. The only other use of the land historically has been for agriculture, and the lands are otherwise a large vacant naturalized area.

The removal of the golf course SPA registered against the title to the subject property as instrument number R715746 is dated September 25, 2025, and issued by Township staff on October 10, 2025. Refer to **Appendix A - Township A&D For The Removal of the Golf Course SPA**.

2.3 Existing Development

Today, the subject property is developed in the form of an industrial garage/shop building in the northerly portion of the lot, located to the east of the frontage along Iron Woods Drive. The lands are otherwise constrained by woodland, vegetation and unevaluated wetlands within the west, south, east/northeasterly portions of the lot. The eastern property boundary is bounded by the Indian River. Otonabee Region Conservation Authority (ORCA) also identifies a majority of the south and eastern half of subject property as being within a floodplain, primarily around the areas identified as wetlands and adjacent to the river. Refer to **Figure 2 – Aerial**.



AERIAL MAP

804 Iron Woods Drive
Township of Douro-Dummer

Figure 2

Legend

 Subject Property



WGS 1984 Scale: 1:6,750

Data Sources
Esri Canada

Created In:	ArcGIS
Drawn By:	MD
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Map Date:	September 2025
Project Number:	85195



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2.4 Surrounding Land Uses

The surrounding land uses are predominantly residential as the property is within the hamlet of Warsaw. However, these uses transition to a more rural nature beyond the limit of the settlement area boundary. Immediately to the north of the subject property are smaller residential lots developed in the form of single detached dwellings. Lands to the west and east and south of Indian River are large rural lots and forested areas. Refer to **Figure 3 – Surrounding Land Uses**.



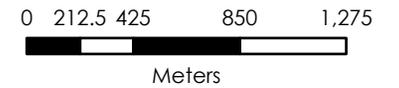
SURROUNDING LAND USE

804 Iron Woods Drive
Township of Douro-Dummer

Figure 3

Legend

Subject Property



WGS 1984

Scale: 1:30,000

Data Sources

Esri Canada

Created In:	ArcGIS
Drawn By:	MD
Checked By:	MS
Map Date:	September 2025
Project Number:	85195



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3.0 Proposed Development

The Owner is seeking to develop the property in the form of a two-storey single detached dwelling (407.38 m² / 4,385 ft²) located within the northwestern portion of the lot. The dwelling will have an attached garage, covered front porch (17.65 m² / 189.98 ft²) and an attached covered rear deck (35.3 m² / 379.97 ft²). Water and sanitary services are to be provided via private individual well and septic systems. All components of the septic system will be located within the area proposed for residential land uses. Access to the property would continue to be provided via the existing entrance on Iron Woods Drive. The existing garage/shop will remain as is. Refer to **Figure 4 – Concept Plan**.

Presently, the subject property is subject to a site-specific special policy area designation under the Township's Official Plan and two site-specific zones under the Township Zoning By-law, which limits the permitted uses on the subject property to a golf course, driving range, club house, maintenance and storage facility, and other ancillary uses.

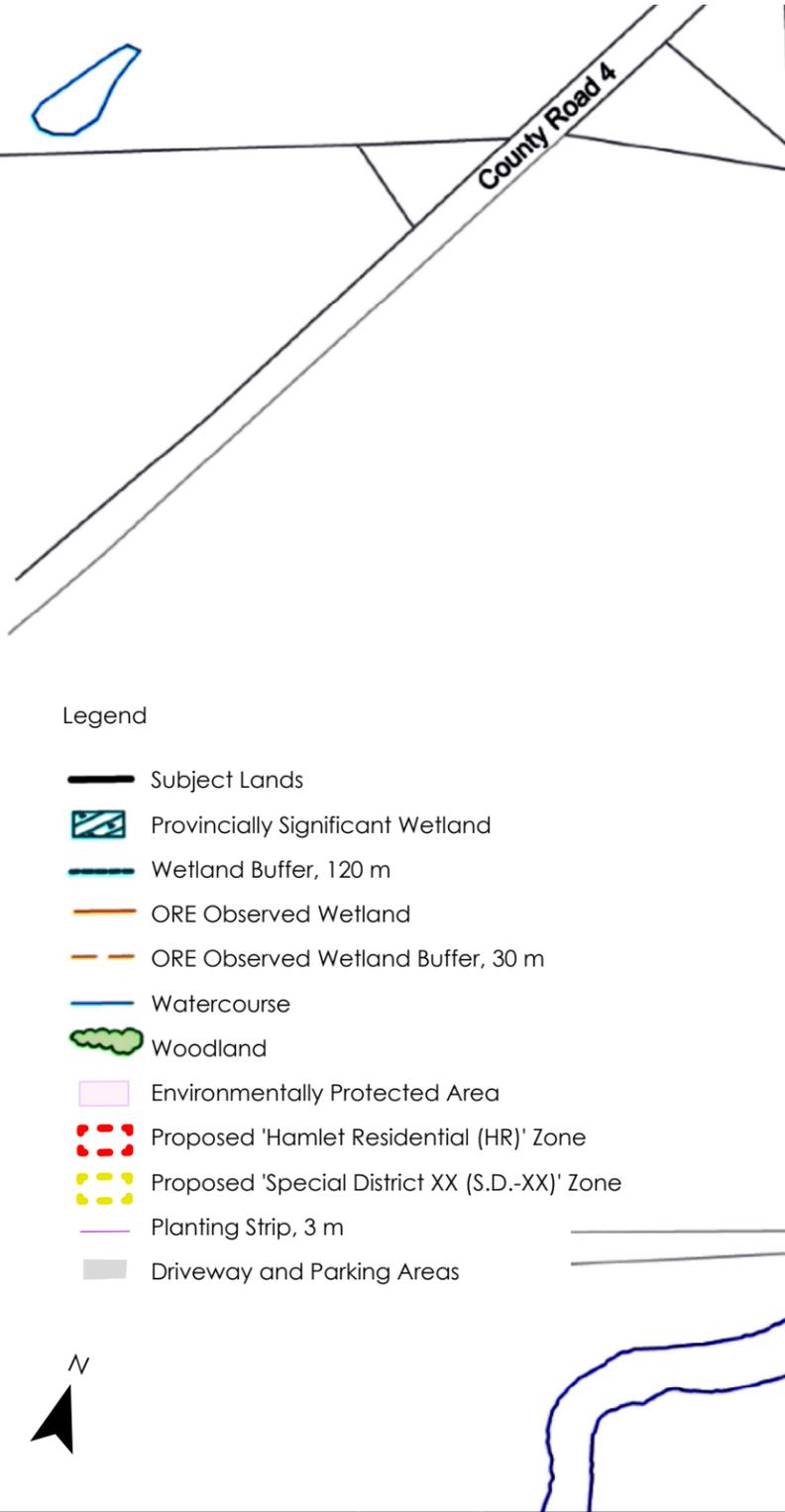
As proposed, the OPA will remove the special policy area designation and maintain the general 'Hamlet' designation to permit the proposed residential development in addition to the existing industrial garage/shop use. The OPA will also increase the Environmental Constraint designation on the subject property in order to reflect the findings and natural features identified in the Environmental Impact Study (EIS).

The proposed ZBA will rezone the portion of the land intended for residential development from 'Restricted Open Space-Two (OSR-2)' to 'Hamlet Residential (HR).' The lands where the former golf clubhouse was located will be rezoned from 'Commercial District-Two (CTR-2)' to a site-specific 'Special District XX (S.D.-XX)' zone, which will limit the use of that land to a contractor's yard and apply the zone regulations of the current 'Restricted Industrial (M1)' zone. The purpose of this zoning is to recognize and permit the existing building/shop located on the subject property.

No new buildings or structures are proposed within natural heritage features, including Provincially Significant Wetlands (PSWs), unevaluated wetlands or floodplain. The majority of the subject property will remain undeveloped. Further rezoning of the subject property is proposed to rezone portions of the property from OSR-2 and CTR-2 to 'Environmental Conservation (EC)' to restrict development and protect the existing natural features on-site. The lands zoned 'Provincially Significant Wetland (EC(P))' will be maintained.

PRELIMINARY CONCEPT RIEL PROPERTY

Part of Lots 10 & 11, Concession 1 (Dummer)
Township of Douro-Dummer
County of Peterborough



Legend

- Subject Lands
- Provincially Significant Wetland
- Wetland Buffer, 120 m
- ORE Observed Wetland
- ORE Observed Wetland Buffer, 30 m
- Watercourse
- Woodland
- Environmentally Protected Area
- Proposed 'Hamlet Residential (HR)' Zone
- Proposed 'Special District XX (S.D.-XX)' Zone
- Planting Strip, 3 m
- Driveway and Parking Areas

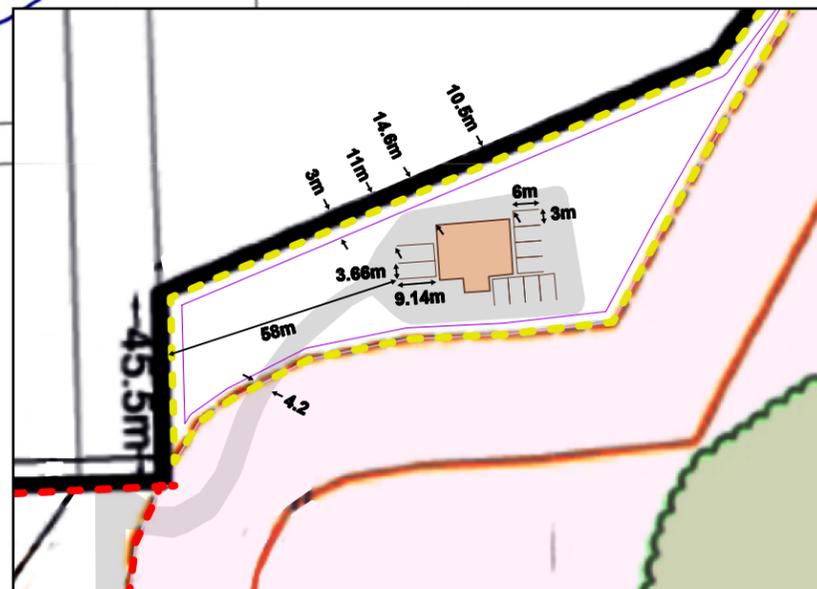


SITE STATISTICS - RESIDENTIAL DWELLING

Regulation	Proposed HR Zone Requirements	Proposed Residential Dwelling
Min. Lot Area	1,880 m ²	285,708.1 m ²
Min. Lot Frontage	30 m	45.5 m
Min. Front Yard Setback	15 m	-
Min. Interior Side Yard Setback (N)	3 m	138.1 m
Min. Interior Side Yard Setback (E) to EC Zone Boundary	3 m	104.2 m
Min. Interior Side Yard Setback (S) to EC Zone Boundary	3 m	125.4 m
Min. Exterior Side Yard Setback (W)	15 m	71 m
Min. Rear Yard Setback (SE) to EC Zone Boundary	6 m	81.6 m
Min. Water Yard Setback (SE)	30 m	205.6 m
Min. Floor Area	100 m ²	407.38 m ²
Min. First Storey Floor Area	60 m ²	407.38 m ²
Max. Lot Coverage	15%	0.14%
Max. Building Height	9 m	7 m (2-storey)
Max. No. of Dwellings Per Lot	1	1
No. of Parking Spaces	(3m x 6m) ²	(3m x 6m) ²
No. of Loading Spaces	0	-

SITE STATISTICS - GARAGE/SHOP

Regulation	Proposed S.D.-XX Zone Requirements	Existing Garage/Shop
Min. Lot Area	0.91 ha	285,708.1 m ²
Min. Lot Frontage	45 m	45.5 m
Min. Front Yard Setback	15 m	81.4 m
Min. Interior Side Yard Setback (N)	9 m	14.6 m
Min. Interior Side Yard Setback (S) to EC Zone Boundary	7 m	7.2 m
Min. Rear Yard Setback	7.8 m	7.9 m
Min. Water Yard Setback	30 m	283.74 m
Max. Lot Coverage	1%	0.1%
Max. Building Height	10.5 m	~ 4.85 m
No. of Parking Spaces	(3m x 6m) ⁸	2
No. of Loading Spaces	(3.66m x 9.14m) ²	0



4.0 Supporting Technical Studies

As provided in the updated Record of Pre-Consultation dated April 8, 2019, the following technical studies were prepared in support of the proposed development of the subject property. A summary of each report is provided below.

4.1 Scoped Environmental Impact Study

A scoped Environmental Impact Study (EIS) was completed by Oakridge Environmental Ltd. (ORE) (December 17, 2019) in accordance with the terms of reference outlined by ORCA.

Field investigations found no Species At Risk (SAR) on the property; however, the area along the western bank was found to possess potential habitat for the Eastern Wood-Pewee and Wood Thrush. Although no SAR species were observed in the river, the report identifies the waterbody as an important resource. Based on the EIS, most of the eastern portion of the property is representative of a wetland community, save and except those areas on the island which are otherwise a maple bush and additional greenlands resulting from the golf course. An unevaluated wetland is also located along the western side together with the PSW at the south end of the property. As no development is proposed in identified sensitive areas, no negative impacts are anticipated as a result of the proposed development. However, mitigation measures particularly during the construction phase have been recommended by ORE. Among additional recommendations is that a protective zoning should be applied to those identified sensitive features and their vegetative protection zones (VPZs).

The report found that a substantial area of the property is not subject to sensitive features and otherwise concludes as follows:

"It is our opinion that these features can be protected by implementing the setbacks imposed by the policies and also retaining the features in a natural state. Recommendations with respect to mitigation measures intended to limit the proposed development from imposing on these local environmental features have been included in this report. It is expected that the development can proceed, provided the recommendations in this report are implemented at the site."

4.2 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was completed in support of the applications, prepared by ORE (September 2019). The assessment included both the Phase I property (subject property), together with the Phase I Study Area (subject property plus a 250-metre radius surrounding the subject property).

The ESA concluded that based on available information the property appears to have been historically vacant until 2002, at which time preparations for the golf course commenced. No potentially contaminating activities (PCAs) were identified on the subject property. One PCA was identified within the Phase I Study Area based on the presence of a fuel tank on a property to the north of the subject property. However, no

evidence was found which would indicate that fuel has ever been handled or released on the neighbouring property, and further given local soil conditions, the use has not been identified as an environmental concern to the subject property. The ESA concludes that a Phase II ESA is not required with respect to the subject property.

Following a review of the material provided by ORE to the Township's peer reviewer, it was indicated that a Phase II ESA was required. This was completed by ORE in April 2024. Based recent soil and groundwater investigations it was revealed that a single exceedance of one parameter in the soil - methylene chloride, was detected in MW24-3. No other exceedances were noted in the soil or groundwater.

The proponent is intending to construct a residence on the western portion of the property (i.e., within Part 2 of Instrument No. 642350, access provided by Part 6). As the area of potential concern is located entirely within Part 3 of Instrument No. 642350, it was determined to be more feasible to obtain an RSC for only Part 2 and Part 6 of Instrument No. 642350. Therefore, the proponent filed an RSC with the MECP simply for Parts No. 2 and No. 6 of Instrument 642350 to permit the construction of the proposed residence and proceed with the OPA and ZBA applications.

The Record of Site Condition Number was filed in the Environmental Site Registry for: 804 Iron Woods Drive Warsaw, Ontario Canada K0L 3A0 (Peterborough District Office) on Environmental Site Registry on April 17, 2025.

4.3 Stage 1 to 3 Archaeological Assessment

The Archaeological Assessment was previously completed by Northeastern Archaeological Associates Ltd. (July 30, 2004) in support of the former golf course. During the Stage 2 assessment there were three positive shovel tests of remnant archaeological materials. As such, a Stage 3 assessment was also undertaken on the property. Additional remnant archaeological materials were found during the Stage 3 assessment; however, these were determined to be insignificant, and the area was considered highly disturbed. Northeastern Archaeological Associates concluded that there was no cultural heritage value due to the range of dispersal and low quantity of materials found. The Ministry of Tourism, Culture and Sport (MTCS) were in agreement with the findings of the assessment and issued a clearance letter; a copy of which is included with the Archaeological Assessment.

5.0 Policy Framework

The following provincial and municipal land use policy documents contain policies that relate to the proposed OPA, ZBA and future development of the subject property. The policy documents include the Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP) and Township of Douro-Dummer Comprehensive Zoning By-law 10-1996 (ZBL).

5.1 Provincial

5.1.1 Provincial Planning Statement, 2024

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act, R.S.O. 1990 (Act)*, requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under the Act.

Settlement Areas are the PPS’s focus for growth and development (S.2.3.1.1), including “*intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options*” (S.2.3.1.3). Section 2.3.1.5 of the PPS sets out a target 50 residents and jobs per gross hectare in designated growth areas. The PPS supports growth and redevelopment in settlement areas to provide for diverse housing options, based on local conditions (S.2.3.1.3). Where development is directed to a rural settlement area, its “*vitality and regeneration shall be promoted*” (S.2.5.2) through intensification and redevelopment, as well as have consideration for rural characteristics, scale of development and available service levels (S.2.5.3). With respect to housing policies, the PPS encourages a range and mix of housing options to meet current and future needs of residents (S.2.21). The PPS also permits an “*appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas*” (S.2.4.1.3.b)).

With respect to existing and future businesses, Section 2.8.1 provides:

- “b) *opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses;*
- d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities*”

While existing municipal sewage services and water servicing is preferred within settlement areas (S.3.6.2), individual on-site sewage services and on-site water services may be permitted where “*site conditions are suitable for the long-term provision of such services with no negative impacts*” (S.3.6.4). Servicing is promoted in a manner that that is sustainable, feasible, financially viable, protects human health and safety, protects the natural environment and aligns with municipal planning (S.3.6.1.b)).

Development and site alteration is prohibited within natural heritage features, including significant wetlands and significant woodlands (S.4.1.5 and S.4.1.5) or “*habitat of endangered species and threatened species, except in accordance with provincial and federal requirements*” (S.4.1.7) However, development and site alteration may be permitted on lands adjacent to natural heritage features provided that an evaluation conducted by a professional demonstrates there will be no negative impacts on the natural features or their ecological functions (S.4.1.5 and S.4.1.4.8).

5.2 Municipal

5.2.1 County of Peterborough Official Plan, 1994

The subject property is described as 'Settlement Area' on Schedule 'A' of the County of Peterborough Official Plan. Objectives of 'Settlement Areas' are "to encourage a full range of living and employment opportunities by the creation of complete communities" and "to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses." (S.4.2.2).

The Township of Douro-Dummer Official Plan is located in sections 6 and 7 of the COP.

The subject property is designated 'Hamlet' in the County GIS and subject to Subsection 6.2.3.4(d)(i) of the COP. Refer to **Figure 4 – Land Use**.

The subject property is described as a Settlement Area in the COP and is a part of the natural heritage system containing an unevaluated wetland, woodland and is within 30 m of fish habitat. Relevant policies from the COP are as follows:

"4.1 *The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic and environmental health of local municipalities. In this regard, the County has identified the following areas to ensure that the appropriate land use and resource management protection policies are applied to them: ...wetlands, wildlife habitat, woodlands, and water resources...*

4.1.3.1 *..with the exception of the Oak Ridges Moraine Policy, development or site alteration such as filling, grading and excavating may be permitted within or adjacent to the remaining natural heritages features listen in Section 4.1 if this Plan, provided that it has been demonstrated by an Environmental impact assessment that there will be no negative impacts on the natural features or ecological functions for which the area is identified.*

4.2.1 *To provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space, maintain County unit and retain local community identity.*

4.2.3 *New land uses, including the creation of lots, shall comply with the Source Water Protection policies of Section 5.7 where applicable;*

The Council recognizes that in order to efficiently utilize existing and potential services and facilities; achieve minimum population thresholds to support commercial activities; and protect and conserve natural resources and features, future growth should be directed to those settlement areas that have servicing systems or can reasonably expect to obtain them in the future. Where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems.

- 5.7 *Source protection planning is the first line of defense in a multi-barrier approach to prevent the contamination and overuse of surface water and groundwater sources of municipal drinking water. This is achieved by evaluating threats to drinking water sources and establishing policies to prevent, manage, or eliminate the threats.*

Development applications within identified vulnerable areas shall be accompanied by a Notice issued by the Risk Management Official under Section 59 (2) of the Clean Water Act, 2006, as amended.

New land uses, including the creation of lots, and new or expanding land use activities, shall not be permitted within vulnerable areas unless it can be demonstrated that they do not pose a significant drinking water threat.

Future septic systems that are a significant drinking water threat shall only be permitted where it is not feasible to connect to the municipal sewage collection system and must comply with applicable Ontario Building Code construction standards."

The Official Plan Amendment would serve to remove the Special Policy Area and otherwise designate the lands currently subject to the special provisions as 'Hamlet'. No changes to either the 'Environmental Constraint' or 'Provincially Significant Wetland' designations are proposed as part of these applications.

Section 7.9 of the Official Plan outlines a list of criteria that should be considered when assessing an amendment to the local component of the County Official Plan. These are as follows:

- "7.9.1 *The need for the proposed use.*
- 7.9.2 *The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.*
- 7.9.3 *The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to:*
- a) *the existing environmental and/or physical hazards and opportunities;*
 - b) *the potential impacts of these hazards; c) the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate; d) the anticipated impacts of the proposed use on the natural environment.*
- 7.9.4 *The location of the area under consideration with respect to:*
- a) *the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas;*

- b) *the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto;*
 - c) *the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and d) opportunities for the protection and enhancement of the natural environment.*
- 7.9.5 *The compatibility of the proposed use with uses in adjoining areas.*
- 7.9.6 *The effect of the proposed use on the surrounding area regarding possible depreciation of adjacent properties.*
- 7.9.7 *The potential effect of the proposed use on the financial position of the Township.*
- 7.9.8 *Consideration of the soil capability for agriculture and the potential impacts on surrounding agricultural uses and operations.*
- 7.9.9 *Where the proposal involves taking prime agricultural land out of production the planning justification requirements of the Provincial Policy Statement shall be addressed.*
- Limited non-residential uses may be permitted subject to demonstrating: 1) the land does not comprise a specialty crop area; 2) there is a demonstrated need within the planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement for additional land to be designated to accommodate the proposed use; 3) there are no reasonable alternative locations which avoid prime agricultural areas; and 4) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.*
- Where the proposal involves a settlement area expansion into prime agricultural areas, a municipal comprehensive review shall also be required.*
- 7.9.10 *The Minimum Distance Separation requirements of the Provincial Policy Statement shall be met for new uses being proposed in proximity to existing livestock facilities.*
- 7.9.11 *Demonstration of how the proposal conforms to the Provincial Growth Plan.*
- 7.9.12 *In the case of lands within identified vulnerable areas, demonstration of how the proposal conforms to the policies of Section 5.7 where applicable."*

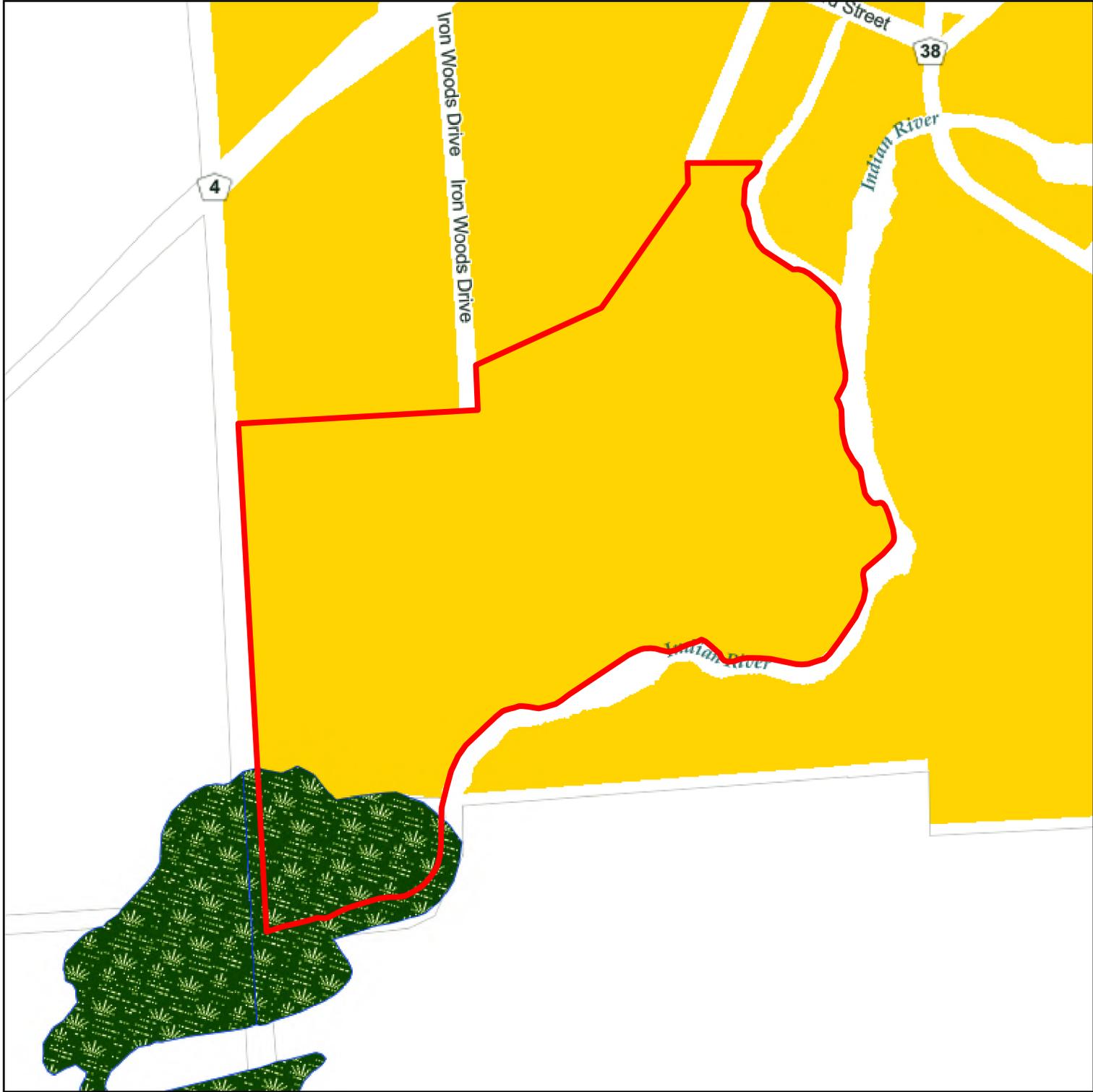
Section 7.14 of the COP also provides criteria for assessing the intended industrial use of the subject property. These are as follows:

- "7.14.1 The proposal shall conform to the requirements for the appropriate zone in the implementing Zoning By-law.*
- 7.14.2 These uses shall have direct access to an arterial road, collector road or Provincial highway, and should be sited to permit easy and safe access by motor vehicles.*

- 7.14.3 *The proposal shall be in keeping with the existing size and type of development in the surrounding area. Proposals which will conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the Township that the concerns can be overcome.*
- 7.14.4 *Proposals which will create a substantial increase in traffic along local roads travelling through existing or potential residential areas shall not be permitted.*
- 7.14.5 *All proposals located adjacent to residential uses shall be separated by a buffer strip, as set out in the implementing Zoning By-law.*
- 7.14.6 *Adequate off-street parking shall be provided and access points shall be limited in number and designed in a manner which will minimize the danger to vehicular traffic.*
- 7.14.7 *Advertising and signs shall be strictly limited.*
- 7.14.8 *Open storage of goods or materials shall be permitted provided storage is suitably screened from adjacent uses and from public view.*
- 7.14.9 *Commercial and service industrial uses shall be encouraged to locate in nodes, adjacent to existing concentrations of commercial development. Consideration will be given to commercial and industrial uses outside of existing designated areas only if there is a demonstrated need and no appropriate vacant land exists within the designated area.*
- 7.14.10 *No use shall be permitted which, from the nature of the process or materials used, is declared by the Health Unit to be a noxious trade, business or manufacture, under the Health Protection and Promotion Act, as amended.*
- 7.14.11 *Permitted uses shall minimize smoke emissions, noise, odours or other forms of pollution. The appropriate standards and requirements of the Ministry of the Environment shall be adhered to and shall be the minimum acceptable standard.*
- 7.14.12 *Access points to commercial and industrial uses shall be restricted in number and located to avoid any undue conflict with the normal and safe functioning of any adjacent road.*
- 7.14.14 *The Township shall have regard for the compatibility of the proposed development with areas designated as Environmental Constraint.*
- 7.14.15 *Proposed development shall be compatible with the Conservation Authority's water management practices.*
- 7.14.16 *Development applications within identified vulnerable areas shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, 2006, as amended, and must conform to the policies of Section 5.7 where applicable."*

The proposed 'Environmental Constraint' designation refers to environmentally hazardous lands (S.6.2.15.1). Uses that do not aggravate an existing hazard or require

major land alteration, or adversely affect the natural environment are permitted; this includes outdoor recreation, forestry, conservation of soil or wildlife, passive agriculture outside of settlement, and public or private parks (S.6.2.15.2). Site alteration, the development of buildings and structures, or the placing or removal of fill is "*prohibited except where buildings or structures are intended for flood or erosion control, landscape stabilization or essential utilities*" (S.6.2.15.3.a)).



LAND USE

804 Iron Woods Drive
Township of Douro-Dummer

Figure 5

Legend

 Subject Property

Land Use Designation

 Hamlet

 Rural

 Provincially Significant Wetland

No Scale

Data Sources

Township of Douro-Dummer Official Plan Schedule 'A4-4' Land Use

Created In:	ArcGIS
Drawn By:	MD
Checked By:	MS
Map Date:	September 2025
Project Number:	85025



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9
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F. 705.748.9944
E. wills@dmwills.com

5.2.2 Township of Douro-Dummer Zoning By-law No. 10-1996

The Township of Douro-Dummer Zoning By-law No. 10-1996 zones the subject property is zoned Restricted Commercial Tourist Two ('CTR-2'), Environmental Conservation ('EC'), Provincially Significant Wetlands ('EC(P)') and Restricted Open Space Two ('OSR-2'). Refer to **Figure 6 – Zoning**.

The 'EC' zone defines natural heritage features and areas (S.19.4). Permitted uses include "agricultural or forestry uses, exclusive of buildings or structures; a conservation and reforestation, or other similar uses as provides for the preservation of the natural environment; a marine facility; a passive recreational use; a park exclusive of permanent buildings or structures; structures required for flood, erosion and siltation control works" (S.19.1). The EC(P) zone is a subcategory for environmental conservation to identify PSWs. Permitted uses include "conservation and reforestation, or other similar uses as provides for the preservation of the natural environment; structures required for flood, erosion and siltation control works" (S.19.2).

The 'OSR-2' zone is site-specific zone for the subject property under Section 18.5 of the ZBL. Permitted uses include:

18.5.1.1 a 9-hole golf course exclusive of building or structures

18.5.1.2 a driving range accessory to any uses permitted in 18.5.1.1

Notwithstanding, a temporary club house (of a maximum total floor area of 119 m²) and a temporary parking area may be located on lands zoned OSR-2 and located within Park Lot 3, Part Lot 10, Concession 1, and temporary parking area may be located on lands zoned OSR-2 and located within Park Lots 2 and 3, Part Lot 11, Concession 1 (Dummer), provided such facilities are located beyond the Regional Floodplain; and are detailed on site plans approved by the Township of Douro-Dummer and recommended by the Otonabee Region Conservation Authority.

Any permitted temporary structure or building shall be designed with the ability to facilitate relocation of said structure/building.

For the purpose of this by-law, a permitted temporary use shall cease as the date three years from the date of the passing of this by-law; being December 6, 2007."

Provisions and regulations of the 'Open Space (OS)' zone shall apply to the OSR-2 zone, subject to the following special provisions:

"Maximum Setback from the identified boundary of a wetland feature, zoned "Environmental Conservation – Provincially Significant (EC(P))" on Schedule "A" to this By-law 20 m

Minimum Setback from the high-water mark of the Indian River 30 m

Minimum Setback from any intermittent tributary of the Indian River; save and except A pedestrian and cart crossing 5 m

*Minimum Setback from any well-defined drainage swale; save and 3 m"
except a pedestrian and equipment crossing*

The CTR-2 zone is site-specific zone for the subject property under Section 212.6 of the ZBL. Permitted uses include:

- "12.6.1.1 a golf club house facility*
- 12.6.1.2 building and structures accessory to any use permitted in 12.6.1.1*
- 12.6.1.3 any part of a driving range facility or golf course use as otherwise also permitted in an OSR-2 Zone*
- 12.6.1.4 any parking area accessory to the foregoing uses."*

Provisions and regulations of the 'Commercial Tourist (CT)' shall apply to the CTR-2 zone, subject to the following special provisions:

<i>"a) Maximum Number of Club House Facilities</i>	<i>1</i>
<i>b) Maximum Total Floor Area of Club House Facility</i>	<i>250 m²</i>
<i>c) Maximum Floor Area of Maintenance/ Storage Building</i>	<i>250 m²</i>
<i>e) Minimum Lot Frontage</i>	<i>58 m</i>
<i>d) Minimum Front Yard</i>	<i>15 m"</i>

The proposed HR zone permits the use of a permanent single detached dwelling, Type 'A' or Type 'B' home occupation and second dwelling unit (S.5.1).

The proposed S.D.-XX zone will apply provisions of Section 14.2.1 in accordance with the M1 zone, for the use of a contractor's yard, which is intended to recognize and permit the existing garage/shop located on the subject property.

The extension of the EC zone encompasses the area identified in the OSR-2 zone and therefore, the OSR-2 regulation above will no longer apply to the subject property. The ZBA is proposing to apply the EC zone on portions of the subject parcel that contain identified natural heritage features.

The EC zone does not permit development but will allow for agricultural or forestry uses, exclusive of buildings or structures; a conservation and reforestation, or other similar uses as provides for the preservation of the natural environment; a marine facility; a passive recreational use; a park exclusive of permanent buildings or structures; structures required for flood, erosion and siltation control works. No development is proposed within the EC zone, rather the ZBA proposes to expand the EC zoning to protect the natural heritage features existing on site including the watercourse and its associated 15-metre buffer and the wetland area as identified in the EIS.

Section 3.27.a) of the ZBL also provides policies with respect to one lot containing multiple zones, stating "*Where a lot which existed at the date of passing of this By-law is divided into more than one zone the provisions of each of the applicable zones, save*

and except lot area and lot frontage, shall apply to each portion of such lot. In such instances, the zone boundary shall be considered a lot line for the purpose of interpreting and applying the provisions and regulations of this By-law.”

The current and proposed zoning regulations under are as provided in **Table 1 – HR Zone Regulations (Proposed Residential Dwelling)** and **Table 2 – Proposed S.D.-XX Zone Regulations (Existing Garage/Shop)**.

Table 1 – HR Zone Regulations (Proposed Residential Dwelling)

Regulation	Proposed HR Zone Requirements	Proposed (Residential Dwelling)
Min. Lot Area	1,880 m ²	285,708.1 m ²
Min. Lot Frontage	30 m	45.5 m
Min. Interior Side Yard Setback (N)	3 m	138.1 m
Min. Interior Side Yard Setback (E) to EC Zone Boundary	3 m	104.2 m
Min. Interior Side Yard Setback (S) to EC Zone Boundary	3 m	125.4 m
Min. Exterior Side Yard Setback (W)	15 m	71 m
Min. Rear Yard Setback (SE) to EC Zone Boundary	6 m	81.6 m
Min. Water Yard Setback	30 m	205.6 m
Min. Floor Area	100 m ²	407.38 m ²
Min. First Storey Floor Area	60 m ²	407.38 m ²
Max. Lot Coverage	15%	0.14%
Max. Building Height	9 m	7.0 m
Max. No. of Dwellings Per Lot	1	1
No. of Parking Spaces	2	2
No. of Loading Spaces	0	-

Table 2 – Proposed S.D.-XX Zone Regulations (Existing Garage/Shop)

Regulation	M1 Zone Requirements	Proposed S.D.-XX Zone Requirements	Existing (Garage/Shop)
Min. Lot Area	0.91 ha ⁽¹⁾	0.91 ha	285,708.1 m ²
Min. Lot Frontage	60 m ⁽¹⁾	45.5 m	45.5 m
Min. Front Yard Setback	15 m ⁽¹⁾	81 m	81.4 m
Min. Interior Side Yard Setback (N)	9 m ⁽¹⁾	14 m	14.6 m
Min. Interior Side Yard Setback (S) to EC Zone Boundary	9 m ⁽¹⁾	7 m	7.2 m
Min. Rear Yard Setback	15 m ⁽¹⁾	7.8 m	7.9 m
Min. Water Yard Setback	30 m ⁽¹⁾	287 m	287.6 m
Max. Lot Coverage	30% ⁽¹⁾	0.1%	0.1%
Max. Building Height	10.5 m ⁽¹⁾	~ 54.85 m	~ 4.85 m
No. of Parking Spaces	8	8	2
No. of Loading Spaces	2	2	-



ZONING BY-LAW

804 Iron Woods Drive
Township of Douro-Dummer

Figure 6

Legend

Subject Property

Zoning

- C2 Highway Commercial
- CT Tourist Commercial
- EC Environmental Conservation
- EC(P) Environmental Conservation (Provincially Significant Wetland)
- HR Hamlet Residential
- M2 Extractive Industrial
- OS Open Space
- R Residential
- RU Rural
- S.D. Special District

No Scale

Data Sources

Township of Douro-Dummer Zoning By-law Schedule 'B14'

Created In:	ArcGIS
Drawn By:	MD
Checked By:	MS
Map Date:	September 2025
Project Number:	85025



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E. wills@dmwills.com

6.0 Planning Rationale

The proposed OPA and ZBA applications for the subject property are required to permit the proposed residential use, existing industrial contractor's yard use, and remove the permission for the golf course on the subject property and conform to the applicable provincial and municipal policies as outlined above.

The proposed amendments are consistent with the PPS which emphasizes efficient land use and direct growth and development to settlement areas such as rural hamlets, while maintaining the character of the surrounding area. The OPA and ZBA will facilitate the development of an underutilized lot, formally used as golf course, within an established hamlet, promoting the efficient use of existing rural residential infrastructure, while contributing to the intensification and density target goals for growth areas, as outlined in the Section 2.3 of the PPS.

Environmental considerations have been addressed in the report in support of the OPA and ZBA applications. The proposed OPA and ZBA do not involve any site alteration, nor do they have any impact on the significant natural heritage features identified on the subject property. The only proposed development is proposed outside all environmental features and hazardous areas; therefore, the uses are not anticipated to have any adverse impacts to the wetlands, woodlands or associated VPZ. The proposed environmental designation and zoning across natural heritage features identified on the subject property ensures that there will be no further encroachment from future development on these sensitive areas. The OPA and ZBA comply with the Section 4.1 of the PPS, which emphasizes the protection of natural heritage features over the long term.

The COP policies "*identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas.*" (S.4.2.2) The Hamlet designation represents a settlement area under the COP and is intended for growth opportunities including residential and small-scale commercial development. The proposed development of a residential single detached dwelling and contractor's yard on the subject property is consistent with the COP policies. (S.6.2.3.4 9(d)). The current site-specific designation on the subject property limits the permitted uses to a golf course, driving range, golf club house, and maintenance and storage facility. The OPA will remove the site-specific policies in the current designation and apply the Hamlet designation to permit the proposed residential development and existing contractor's yard.

The COP provides criteria for assessing OPA applications as well as for industrial development. The proposed OPA will facilitate the residential development of an underutilized lot within the existing hamlet area. The proposed residential development and contractor's yard will contribute to residential and employment growth targets for the Township, while maintaining consistency with the existing size and type of development in the surrounding area, standards of provincial and municipal policy to the size and type of development existing in the surrounding area with respect to emission noxious trades, noises and other forms of pollution. The lot is currently developed with a garage/shop building and therefore can adequately accommodate

the existing contractor's yard and proposed residential development while also protecting natural heritage features on the subject property. All proposed development is located outside of area exhibiting potential hazards, except for the contractor's yard use which is not a sensitive land use and is suitable development on the lands exhibiting the potential hazard. This has been confirmed through Phase I and II ESA's and a Record of Site Condition for the portion of the subject property where the residential land use is proposed. No substantial increase in traffic (hazards) are anticipated as a result of the proposed development.

The proposed OPA will also remove the golf course permitted use of the subject property as these lands are no longer suitable for recreational land uses, such as a golf course. The OPA will also increase the Environmental Constraint Designation on the subject property as per the conclusions and recommendation of the EIS. The proposed OPA and ZBA applications are consistent with applicable policies of the COP.

The purpose ZBA is required to rezone the subject property from its current OSR-2 zone to HR; allowing for the proposed residential use on a portion of the subject property. The portion of the property currently zoned CRT-2 will be rezoned to a site-specific S.D.-XX zone. Finally, the remainder of the OSR-2 zone, where no development is permitted, is proposed to be rezoned to EC zone, to prohibit development and protect the identified natural heritage features on the subject property. The proposed residential use will not alter the existing rural hamlet character of the area. The contractor's yard will consist of the existing building located the subject property and represents a similar and compatible use to the previous building used for the golf course, and is permitted under the Hamlet designation, thereby aligning with the COP's objectives for settlement areas to function as residential and commercial service nodes. Due to the location of the existing building and the proximity to the adjacent residential and environmental zoned areas, the following relief is requested from the provisions of Section 14.2 of the bylaw; Minimum Lot Frontage, Minimum interior side yard (S) to EC zone boundary, Minimum rear yard, Planting Strip Requirements where the lot abuts a Residential, Zone, a planting strip. Given the size of the property, nature of the surrounding uses and residential character of the property, the proposed relief from the zoning is compatible and appropriate for the subject property and surrounding land uses, and meets the intent of the Official Plan and Zoning Bylaw.

From a municipal services perspective, the proposed development is aligned with the Township's infrastructure capabilities. The subject is already serviced by existing well and septic systems, and no additional driveway access is required. The Township's waste pickup services are available for the proposed residential use. These provisions ensure that the development is fully integrated with the existing rural infrastructure, as required by both provincial and municipal planning policies.

The proposed amendments align with the COP, which aims to provide for growth and encourage an efficient and economic use of infrastructure and space. The OPA and ZBA will allow for the proposed residential use and existing contractor's yard on the subject property while removing the permissions for the former golf course use. This balance between development of residential uses, employment uses, and environmental protection aligns with the COP's objectives of supporting rural settlement areas.

7.0 Proposed Official Plan Amendment

The proposed land use redesignation will amend Schedule 'A' of the County of Peterborough Official Plan, 1994, to apply the following provisions:

1. Schedule 'A' to the County of Peterborough Official Plan, 1994 is amended by changing the land use designation as illustrated on the schedule attached hereto as 'Figure 7' from Hamlet Site-Special Policy Area 6.2.3.4(d)(i) to Hamlet.
2. Schedule 'A' to the County of Peterborough Official Plan, 1994 is amended by changing the land use designation as illustrated on the schedule attached hereto as 'Figure 7' from Hamlet Site-Special Policy Area 6.2.3.4(d)(i) to Environmental Constraint.

Refer to **Figure 7 – Proposed Official Plan Schedule**.

PROPOSED OFFICIAL PLAN SCHEDULE

804 Iron Woods Drive
Township of Douro-Dummer

Figure 7

Legend

-  Lands to be redesignated from Hamlet Site-Specific Policy Area 6.2.3.4(d)(i) to Hamlet
-  Lands to be redesignated from Hamlet Site-Specific Policy Area 6.2.3.4(d)(i) to Environmental Constraint
-  Lands designated Provincially Significant Wetland

No Scale

Data Sources

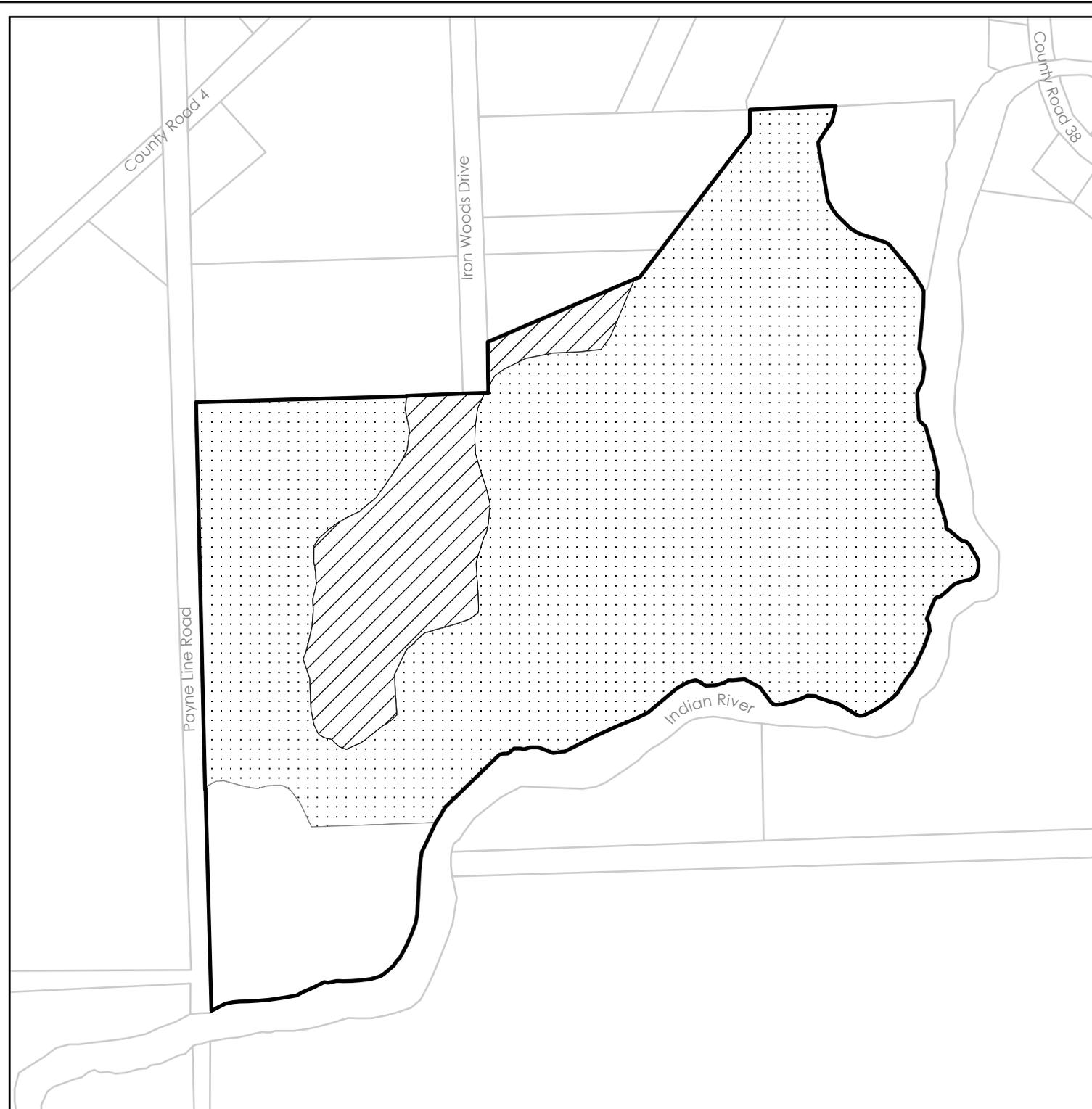
County of Peterborough GIS

Created In:	ArcGIS
Drawn By:	MD
Checked By:	MS
Map Date:	December 2025
Project Number:	85025



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F. 705.748.9944
E. wills@dmwills.com



8.0 Proposed Zoning By-law Amendment

The proposed rezoning will amend the Township of Douro-Dummer Comprehensive Zoning By-law No. 10-1996, to apply the following provisions:

1. Schedule 'A' to By-law 10-1996 is amended by changing the zone category as illustrated on the schedule attached hereto as 'Figure 8' from Restricted Open Space Two (OSR-2) to Hamlet Residential (HR).
2. Schedule 'A' to By-law 10-1996 is amended by changing the zone category as illustrated on the schedule attached hereto as 'Figure 8' from Restricted Open Space Two (OSR-2) to Environmental Conservation (EC).
3. Schedule 'A' to By-law 10-1996 is amended by changing the zone category as illustrated on the schedule attached hereto as 'Figure 8' from Restricted Commercial Tourist Two (CTR-2) to Special District XX (SD-XX).

a. Permitted use:

- i) Contractor's yard

b. Regulations for Uses Permitted

All of the provisions and regulations of By-law No. 10-1996, as amended as they apply to any building, uses or structures permitted in the Restricted Industrial (M1) Zone shall apply subject to the following special provisions:

- | | |
|--|------------|
| i) Minimum lot frontage | 45 metres |
| ii) Minimum interior side yard (S) to EC zone boundary | 7 metres |
| iii) Minimum rear yard | 7.8 metres |
| vi) Planting Strip Requirements | 3.0 metres |

Where the lot abuts a Residential, Commercial, Institutional or Open Space Zone, a planting strip shall be provided in accordance with the regulations of Section 3.32 of this By-law, save and except that the minimum width of a planting strip shall be increased to 15 metres.

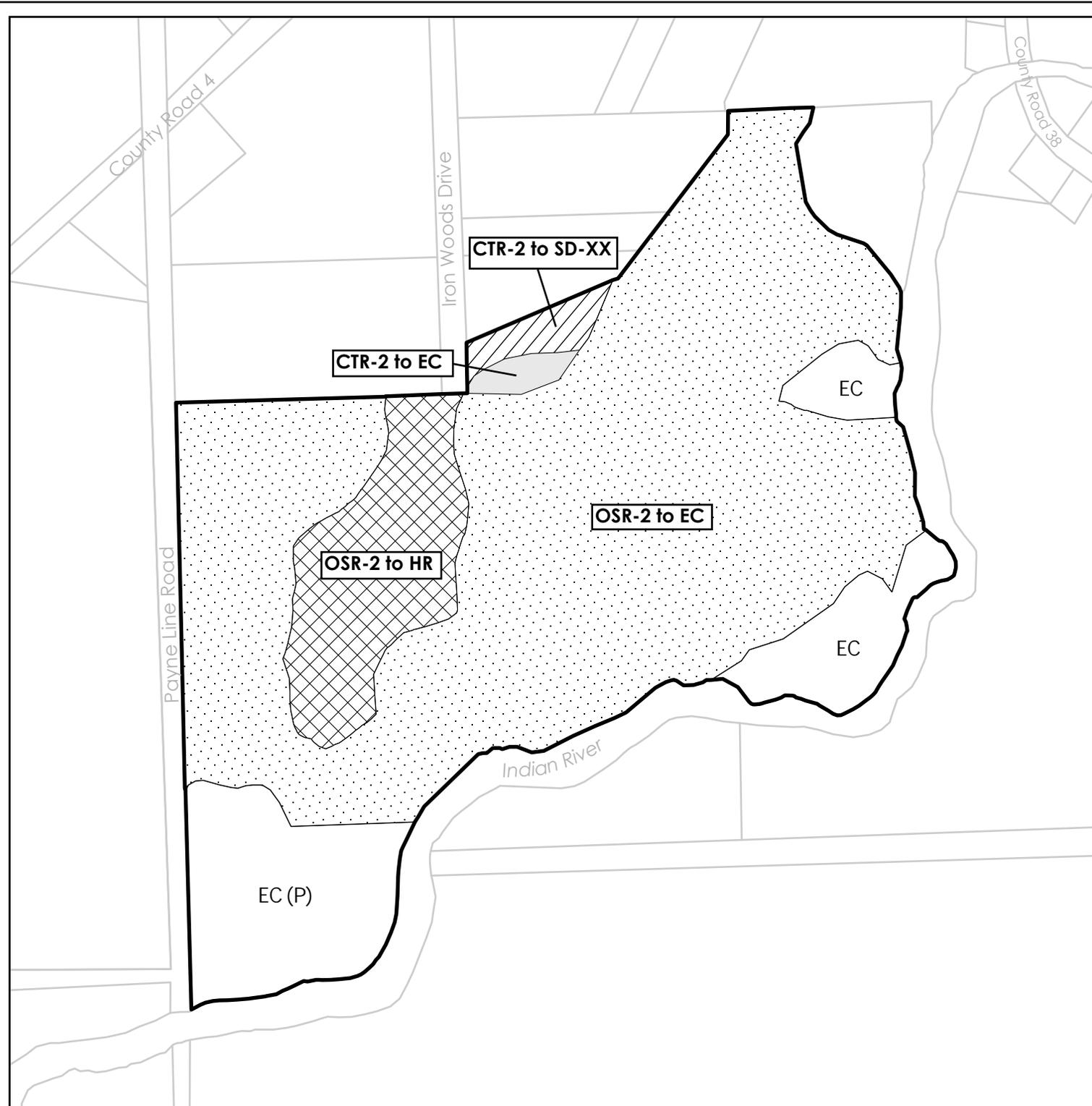
- v) The remaining provisions of Section 14.2.1 of By-law No. 10-1996 shall apply to land zoned Special District XX (SD-XX).

4. Schedule 'A' to By-law 10-1996 is amended by changing the zone category as illustrated on the schedule attached hereto as 'Figure 8' from Restricted Commercial Tourist Two (CTR-2) to Environmental Conservation (EC).

Refer to **Figure 8 – Proposed Zoning By-law Schedule** .

DRAFT ZONING
BY-LAW SCHEDULE
804 Iron Woods Drive
Township of Douro-Dummer

Figure 8



Legend

-  Subject Property
-  Lands to be rezoned from Restricted Open Space-Two (OSR-2) to Hamlet Residential (HR)
-  Lands to be rezoned from Restricted Open Space-Two (OSR-2) to Environmental Conservation (EC)
-  Lands to be rezoned from Restricted Commercial District-Two (CTR-2) to Special District XX (S.D.-XX)
-  Lands to be rezoned from Restricted Commercial Tourist-Two (CTR-2) to Environmental Conservation (EC)
-  Lands zoned Environmental Conservation (EC)
-  Lands zoned Provincial Significant Wetland (EC(P))

No Scale

Data Sources

County of Peterborough GIS

Created In:	ArcGIS
Drawn By:	MD
Checked By:	MS
Map Date:	September 2025
Project Number:	85025



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E. wills@dmwills.com

9.0 Closing

This report has been prepared in support of the OPA and ZBA to implement residential development on the subject property. The report provides an analysis of the applicable provincial and local policy documents in the context of the Official Plan Amendment and Zoning By-law Amendment applications.

It is our opinion that the proposed residential zone on a portion of the subject property is consistent with the existing development pattern of the surrounding land uses and supports the provision of locating residential development within identified settlement areas. In addition, the expansion of the EP zone to recognize the environmentally sensitive areas supports the provincial initiative to protect natural heritage features.

Based on the background information, the features on site and the forgoing review of the relevant policies, it is our opinion that the proposed OPA and ZBA Applications are consistent with and conforms to provincial and municipal policies and constitute as good planning.

Respectfully Submitted,

Prepared by:



Michelle Duong, B.URPI
Junior Land Use Planner

MD/MS/jh

Reviewed by:



Marnie Saunders, BES, CPT
Senior Land Use Planner

Appendix A

Township A&D For The Removal of the Golf Course SPA



RECEIVED

SEP 26 2025

Jason Riel
396 7th Line Douro
Douro-Dummer, Ontario
K9J 6Y1

September 25, 2025

Township of Douro-Dummer
894 South Street
P. O. Box 92
Warsaw, Ontario
K0L 3A0

Attention: Emily Fitzgerald, Planner

Dear Ms. Fitzgerald:

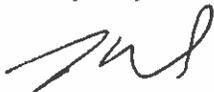
Re: RIEL, Jason Stuart – removal of Site Plan Agreement R715746 –
THE CORPORATION OF THE TOWNSHIP OF DOURO-DUMMER
LOTS 3,4 AND 5 WEST OF SECOND DIVISION ROAD PL 2 DUMMER AS PART
2 PL 45R11474; PART LOTS 10 & 11 CONCESSION 1 DUMMER AS PARTS 1 &
4 45R11474; PART LOTS 1 & 2 AND LOTS 3,4 & 5 EAST OF SECOND
DIVISION ROAD PL 2 DUMMER AS PART 3 45R11474 AND PART FIRST
DIVISION ROAD PL 2 DUMMER AS PART 7 PL 45R11474; PART ROAD
ALLOWANCE BETWEEN LOTS 10 & 11 CON 1 DUMMER AS PART 5 PL
45R11474; PART OF SECOND DIVISION ROAD PL 2 DUMMER AS PART 6 PL
45R11474; (CLOSED BY BY-LAW R684775); EXCEPT PART LOTS 1 & 2 EAST
SECOND DIVISION ROAD PL 2 DUMMER AS PARTS 1 AND 2 PL 45R16356;
TOWNSHIP OF DOURO-DUMMER (being all of PIN 28179-0175)

Please accept this letter as my written request to The Corporation of the Township of Douro-Dummer to consent to the removal of the existing site plan agreement registered against the title to the above property as instrument number R715746.

In this regard, enclosed in duplicate is an acknowledgement and direction prepared by my solicitors, Fox Law Professional Corporation, that requires the signature of the Mayor and Clerk authorizing Fox Law to electronically register an application to delete instrument number R715746. Once executed, please return one fully signed copy to Fox Law.

Thank you for your assistance.

Yours very truly,



Jason Riel
JR/cew

ACKNOWLEDGEMENT & DIRECTION

To: Ross D. Pryde

And To: Fox Law Professional Corporation
Barristers & Solicitors
P. O. Box 2380
457 Water Street
Peterborough, Ontario
K9J 7Y8

Re: RIEL, Jason Stuart – removal of Site Plan Agreement R715746 –
THE CORPORATION OF THE TOWNSHIP OF DOURO-DUMMER
LOTS 3,4 AND 5 WEST OF SECOND DIVISION ROAD PL 2 DUMMER AS PART
2 PL 45R11474; PART LOTS 10 & 11 CONCESSION 1 DUMMER AS PARTS 1 &
4 45R11474; PART LOTS 1 & 2 AND LOTS 3,4 & 5 EAST OF SECOND
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45R11474; PART OF SECOND DIVISION ROAD PL 2 DUMMER AS PART 6 PL
45R11474; (CLOSED BY BY-LAW R684775); EXCEPT PART LOTS 1 & 2 EAST
SECOND DIVISION ROAD PL 2 DUMMER AS PARTS 1 AND 2 PL 45R16356;;
TOWNSHIP OF DOURO-DUMMER
(being all of PIN 28179-0175)

This will confirm that:

1. I/we have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents") and that this information is accurate.
2. You, your agent or employee are authorized and directed to sign, deliver and/or register electronically, on my/our behalf the Documents in the form attached.
3. You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement which appears on the website of the Law Society of Ontario as of the date of the agreement of purchase and sale herein. I/we hereby acknowledge the said Agreement has been reviewed by me/us and that I/we shall be bound by its terms.
4. The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
5. I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.

DESCRIPTION OF ELECTRONIC DOCUMENT(S)

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

An application to delete Site Plan Agreement number R715746 from the land described above.

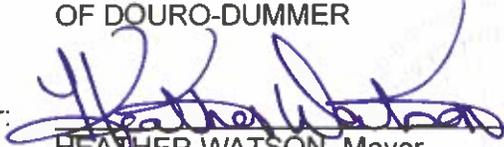
DATED the 26 day of September, 2025.



JASON STUART RIEL

DATED the 7 day of October, 2025.

THE CORPORATION OF THE TOWNSHIP
OF DOURO-DUMMER

Per: 

HEATHER WATSON, Mayor



MARTINA CHAIT-HARTWIG, Clerk
"we have authority to bind the Corporation"

This document has not been submitted and may be incomplete.

Properties

PIN 28179 - 0175 LT

Description LOTS 3,4 AND 5 WEST OF SECOND DIVISION ROAD PL 2 DUMMER AS PART 2 PL 45R11474; PART LOTS 10 & 11 CONCESSION 1 DUMMER AS PARTS 1 & 4 45R11474; PART LOTS 1 & 2 AND LOTS 3,4 & 5 EAST OF SECOND DIVISION ROAD PL 2 DUMMER AS PART 3 45R11474 AND PART FIRST DIVISION ROAD PL 2 DUMMER AS PART 7 PL 45R11474; PART ROAD ALLOWANCE BETWEEN LOTS 10 & 11 CON 1 DUMMER AS PART 5 PL 45R11474, PART OF SECOND DIVISION ROAD PL 2 DUMMER AS PART 6 PL 45R11474; (CLOSED BY BY-LAW R684775); EXCEPT PART LOTS 1 & 2 EAST SECOND DIVISION ROAD PL 2 DUMMER AS PARTS 1 AND 2 PL 45R16356;; TOWNSHIP OF DOURO-DUMMER

Address DOURO

Applicant(s)

Name RIEL, JASON STUART
Acting as an individual

Address for Service 396 7th Line Douro
Douro-Dummer, Ontario
K9J 6Y1

This document is not authorized under Power of Attorney by this party.

Party To(s) **Capacity** **Share**

Name THE CORPORTION OF THE TOWNSHIP OF DOURO-DUMMER
Acting as a company

Address for Service P. O. Box 92
Warsaw, Ontario
K0L 3A0

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
This document is being authorized by a municipal corporation HEATHER WATSON, MAYOR; MARTINA CHAIT-HARTWIG, CLERK.
This document is not authorized under Power of Attorney by this party.

Statements

I, JASON STUART RIEL, registered owner(s) of the lands hereby apply under section 75 of the Land Titles Act to have the register for the said PIN amended by Deleting Instrument No. R715746 being Notice of a Site Plan Agreement Between Archie Peter Kidd, Shirley May Kidd and the Corporation of the Township of Douro-Dummer

I, ROSS DUNCAN PRYDE, solicitor make the following law statement : Instrument No. R715746 being Notice of a Site Plan Agreement Between Archie Peter Kidd, Shirley May Kidd and the Corporation of the Township of Douro-Dummer. The said agreement has become obsolete due to a change in the development. All parties having benefit consent to the deletion of the said agreement from the PIN.

This document relates to registration number(s)R715746

File Number

Applicant Client File Number 15580-18

