



**Township of Douro-Dummer**  
**Notice of Complete Application and Public Meeting**  
**Concerning a proposed Zoning By-law Amendment**  
**Application R-11-24**

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**The meeting will be held in person and electronically**

**Take Notice** that the Council of The Corporation of the Township of Douro-Dummer has received a complete application for Zoning By-law Amendment and will hold a public meeting to consider the proposed amendment to the Township of Douro-Dummer Comprehensive Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990.

**Date and Time:** **Tuesday, September 3, 2024 at 5:00 p.m.**

**Location:** Council Chambers of the Municipal Office  
894 South Street, Warsaw ON and  
Electronic Meeting Site

**Public Hearing:** The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) or call 705-652-8392 ext. 210 no later than 9:00 a.m. on the day of the scheduled public hearing. Please indicate if you wish to attend in person or virtually and you will be provided with the applicable instructions for participation.

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

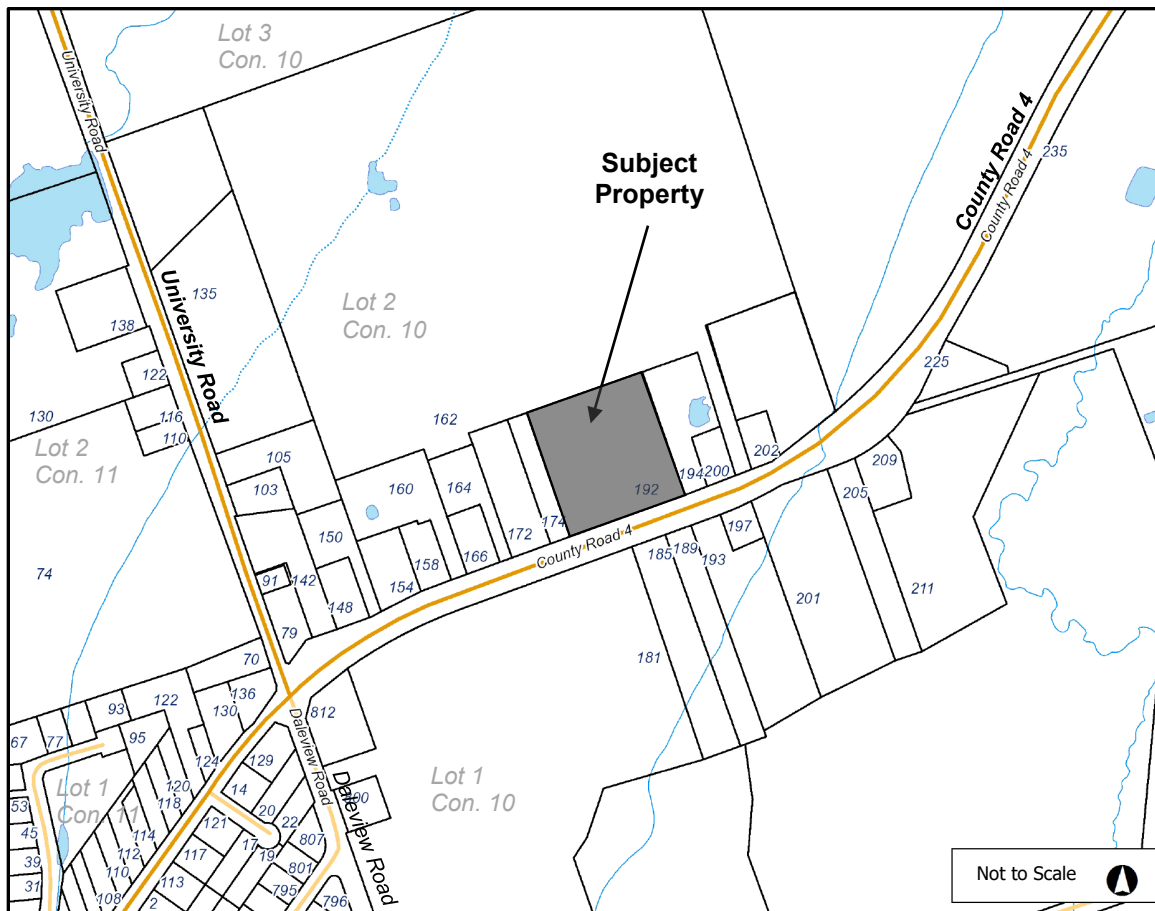
It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

<b>Legal Description/ Address:</b>	192 County Road 4 Part Lots 1 and 2, Concession 10 (Douro Ward) Parts 1 & 2, Plan 45R-7839 Roll No.: 1522-010-004-10500  A key map is provided on the next page
<b>Owner/Applicant:</b>	2780811 Ontario Inc. / EcoVue Consulting
<b>File Name:</b>	R-11-24

**Additional Information** relating to the proposed zoning by-law amendment is available by contacting the undersigned or by visiting the Township Website at:  
<https://www.dourodummer.ca/modules/news/en>.

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## Key Map:



### **Purpose and Effect of Application:**

On behalf of the Owner, EcoVue Consulting has applied to amend the existing zoning of their property known municipally as 192 County Road 4 and more particularly described as Parts 1 & 2, Plan 45R-7839, Part Lots 1 and 2, Concession 10 in the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject property is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended.

The Owner is seeking to expand the existing self storage facility on the subject property. A Zoning By-law Amendment is required in order to recognize the site-specific requirements of the proposed development. Additionally, the current zoning requires that the permitted uses on the site comply with a specific building layout as illustrated on a separate Schedule. Since the applicant is proposing a site layout that does not align with the approved Schedule, an amendment to the zoning is required.

A separate application for Site Plan Approval has been applied for given that the proposal will result in the expansion of an existing commercial use to an area greater than 100 square metres.

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The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses. All other applicable provisions of By-law No. 10-1996, as amended will continue to apply.

**Accessibility:** If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

**Notification:** If you wish to be notified of the decision of the Council of the Township of Douro-Dummer on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Douro-Dummer using the contact information provided below.

### **The Right to Appeal**

If a person or public body would otherwise have an ability to appeal the decision of the Township of Douro-Dummer to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Douro-Dummer before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Douro-Dummer before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

**Privacy Disclosure:** All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 14th day of August, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig  
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