



Township of Douro-Dummer
Notice of Complete Application and Public Meeting
Concerning a proposed Zoning By-law Amendment
Application R-12-24

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, November 5, 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 mchaithartwig@dourodummer.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.

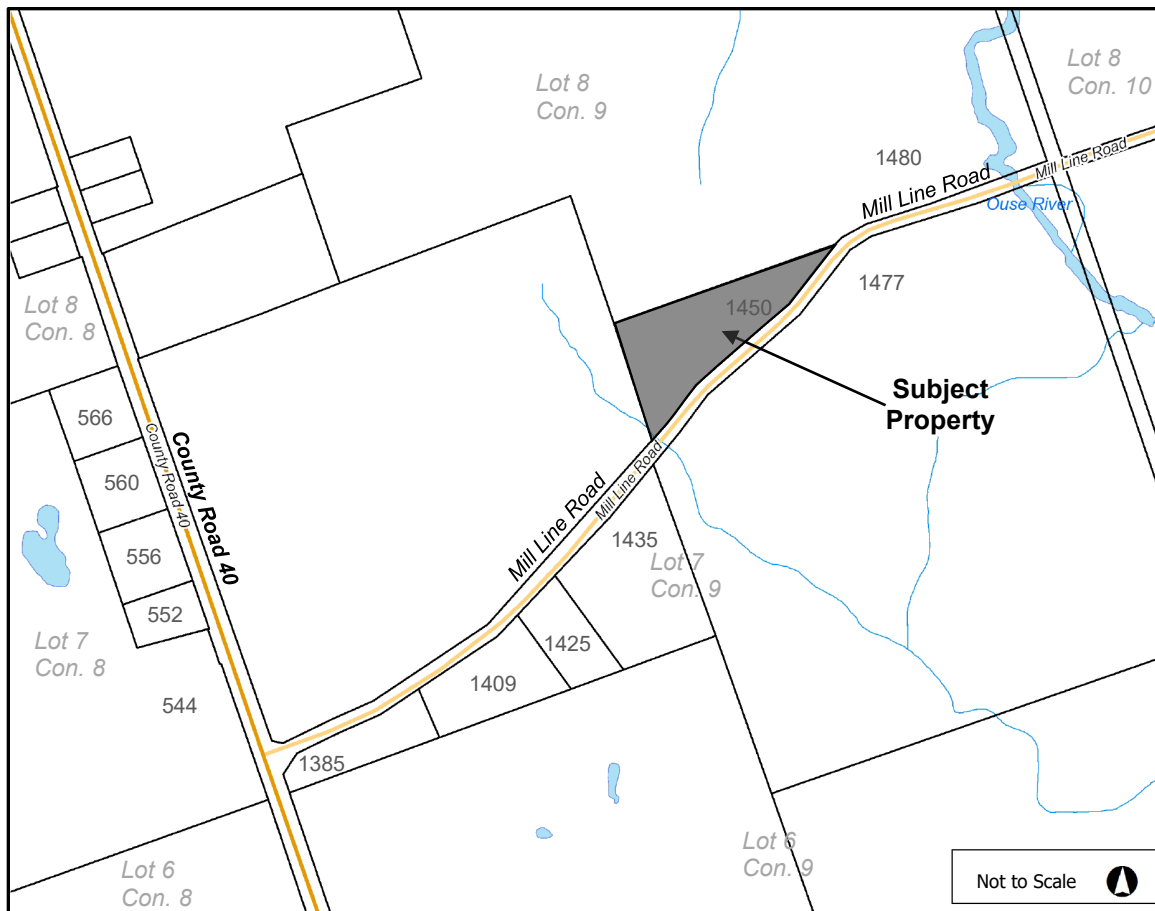
It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Legal Description/ Address:	1450 Mill Line Road Part Lot 7, Concession 9 (Dummer Ward) Parts 1 & 2, Plan 45R-11792 Roll No.: 1522-020-002-10501 A key map is provided on the next page
Owner/Applicant:	Mike & Robyn Earnshaw / Josh Bootsma
File Name:	R-12-24

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>.

(over)

Key Map:



Purpose and Effect of Application:

On behalf of the Owners, their Agent has applied to amend the existing zoning of their property known municipally as 1450 Mill Line Road and more particularly described as Parts 1 & 2, Plan 45R-11792, Part Lot 7, Concession 9 in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject property is currently zoned the Environmental Conservation Provincially Significant Wetland Zone (EC(P)) and the Special District 114 Zone (S.D. 114) as illustrated on Schedule A2 to By-law No. 10-1996, as amended.

The Owners are seeking to convert the existing, approximately 65 square metre (700 square foot), structure on the subject property from a honey house to a single detached dwelling. The Owners are also proposing an approximately 63.17 square metre (680 square foot) residential addition to the east of the existing structure. The proposed development is located within the (S.D. 114) Zone. Within the (S.D. 114) Zone, a single detached dwelling is only permitted accessory to a honey house. A Zoning By-law Amendment is required to allow the existing structure and addition to be used as a single detached dwelling as the primary use of the property.

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The Amendment will also place the wetland and a 30 metre (98.43 foot) buffer in the Environmental Conservation – Provincially Significant Wetland Zone (EC(P)).

The effect of the Amendment is to rezone portions of the subject property from the Special District 114 Zone (S.D. 114) to the Residential (R) Zone and to the Environmental Conservation Provincially Significant Wetland Zone (EC(P)) to permit the conversion and expansion of the existing building to be used as a single detached dwelling and to recognize the findings of the Wetland Assessment prepared by Greer Galloway, dated September 10, 2024. 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 11th day of October, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig
Clerk
705-652-8392 Ext. 210
mchaithartwig@dourodummer.ca

Christina Coulter
Planner
705-652-8392 Ext. 226
ccoulter@dourodummer.ca