



**Township of Douro-Dummer**  
**Notice of Complete Application and Public Meeting**  
**Concerning a proposed Zoning By-law Amendment**  
**Application R-13-24**

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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, 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](mailto: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.

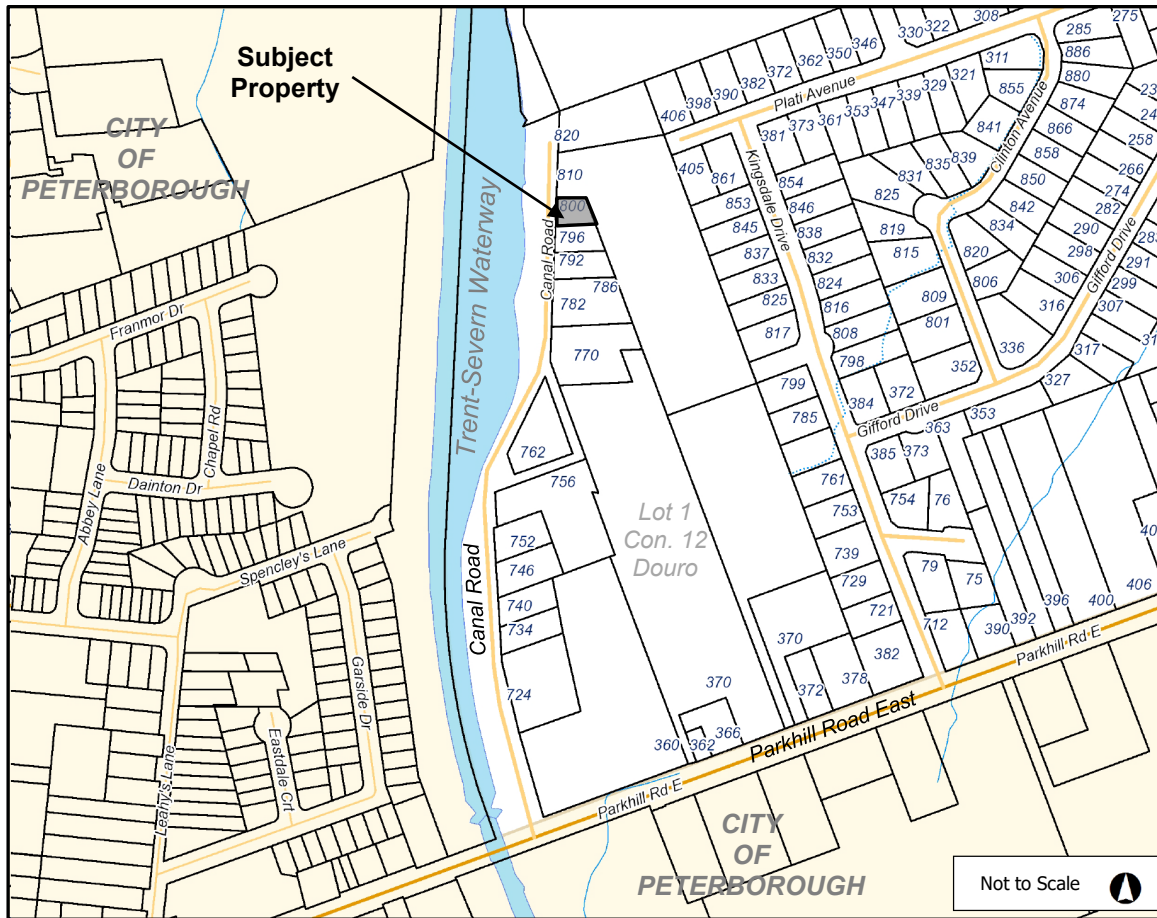
It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

<b>Legal Description/ Address:</b>	800 Canal Road Part Lot 1, Con. 12 (Douro Ward) Plan 6, Part Lot 44 Roll No.: 1522-010-005-24400  A key map is provided on the next page
<b>Owner/Applicant:</b>	Deborah Sandeman / Holly Richards-Conley (Blackpoint Construction Services)
<b>File Name:</b>	R-13-24

**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, their Agent has applied to amend the existing zoning of their property known municipally as 800 Canal Road and more particularly described as Part Lot 1, Concession 12 (Douro Ward) being Plan 6, Part Lot 44 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 155 Zone (S.D. 155) as illustrated on Schedule B1 to By-law No. 10-1996, as amended.

The Owner is seeking to construct a two-storey single detached dwelling with a ground floor area of approximately 134 square metres (1445.49 square feet) and a gross floor area of approximately 223 square metres (2403.90 square feet). Due to the smaller size of the subject property and the design of the septic system, the proposed development cannot meet the minimum front, rear and side yard requirements. In addition, the proposed dwelling will exceed the maximum first story floor area, lot coverage and height requirements. Lastly, the rezoning will identify the existing lot area of the subject lands. A Zoning By-law Amendment is required to permit the construction of a single detached dwelling and related private services (well and septic).

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The effect of the Amendment is to revise the Special District 155 Zone (S.D. 155) to permit the construction of a single detached dwelling and related private services (well and septic). The Special District 155 Zone (S.D. 155) is proposed to be amended as follows:

Section 21.155.2 (a): to decrease the minimum lot area from 768 m<sup>2</sup> to 766 m<sup>2</sup>;

Section 21.155.2 (d): to decrease the minimum rear yard setback from 11 m to 4 m;

Section 21.155.2 (f): to increase the maximum first storey floor area from 58 m<sup>2</sup> to 134.3 m<sup>2</sup>;

Section 21.155.2 (g): to increase the maximum lot coverage from 7.5% to 17.51%;

Section 21.155.2 (h): to increase the maximum height from 9 m to 9.1 m;

Section 21.155.2 (i): to decrease the minimum setback for a septic system from a public road from 15 m to 6 m (3.1.2 (d));

Section 21.155.2 (j): to decrease the minimum south side yard setback from 6 m to 1.5 m; and

Section 21.155.2 (k): to decrease the minimum north side yard setback from 6 m to 5 m.

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 15th day of October, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig  
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