



**Township of Douro-Dummer
Notice of Complete Application and Public Meeting
Concerning a proposed Zoning By-law Amendment
Application R-14-24**

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, February 18, 2025 at 5:00 p.m.**
Location: Council Chambers of the Municipal Office
894 South Street, Warsaw ON and
Electronic Meeting Site

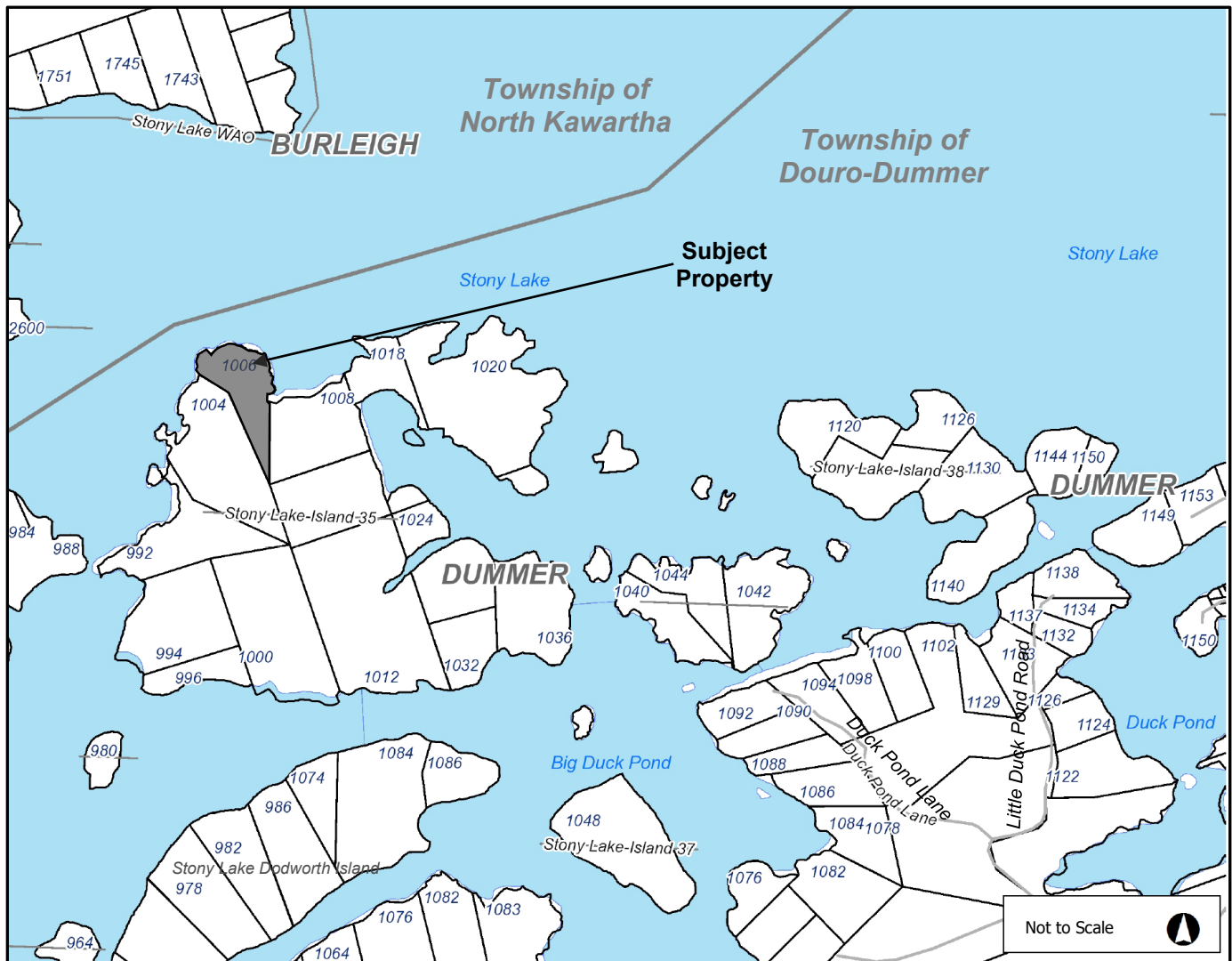
Public Hearing: The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at mchaithartwig@dourodummer.ca or call 705-652-8392 ext. 210 no later than 9:00 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:	1006 Stony Lake-Island 35 Plan 6, Part Block A and Plan 7, Part Lot 3 (Dummer Ward) Parts 2 and 3, Plan 45R-14724 Roll No.: 1522-020-005-73200 A key map is provided on the next page
Owner/Applicant:	Joan Winnifred Huycke / Holly Richards-Conley (Black Point Construction Services)
File Name:	R-14-24
Related Applications:	None

Key Map:



Purpose and Effect of Application:

On behalf of the Owner, Holly Richards-Conley (Black Point Constructions Services) has applied to amend the existing zoning on the property located at 1006 Stony Lake-Island 35, 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 Island Residential Zone (IR) as shown on Schedule B7 to By-law No. 10-1996, as amended. The subject property is an existing lot of record that is 0.59 hectares in size. The property is developed with a dwelling and attached deck, frame shed, metal clad accessory building with attached deck, garden shed (previously a privy) and boathouse. The existing dwelling and attached deck are non-complying with a water yard setback of 13.8 metres to the principal dwelling and 9.6 metres to the deck at the respective closest points.

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The Owner desires to add a three season room with attached decks to the south side of the existing dwelling as shown on the site plan prepared by JBF Surveyors, dated November 14, 2024. Given the nature of the island lot and the water yard surrounding the property, the proposed construction requires relief from the By-law to recognize a reduced water yard setback. At the closest point, the proposed addition will be setback 28.3 metres from the high water mark and the proposed deck will be setback 18.5 metres from the high water mark.

The purpose and effect of the Amendment is to rezone the subject lands from the Island Residential Zone (IR) to the Special District 114 Zone (S.D. 114) to permit a reduction of the 30 metre water yard setback, recognizing the existing deficient water yard of 13.8 metres to the principal structure and 9.6 metres to the existing deck and stairs. The rezoning will recognize the existing deficient lot area of 0.59 hectares and will limit the maximum area for all existing and proposed open decks and stairs to 97 square metres to facilitate the construction of an approximately 86.82 square metre three season room addition with attached decks.

All other applicable zones and provisions of By-law No. 10-1996, as amended will continue to apply.

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>.

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.

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.

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.

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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.

Dated this 27th day of January, 2025 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