



**Township of Douro-Dummer**  
**Notice of Complete Application and Public Meeting**  
**Concerning a proposed Zoning By-law Amendment**  
**Application R-05-23**

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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 19, 2023 at 5:00 p.m.**

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

**Public Hearing:** While the meeting will be held in person, given the ongoing Covid-19 concerns, any person wishing to make written and/or oral submissions either in support of or opposition to the proposal is invited to make arrangements to attend the hearing virtually. In order to make arrangements to attend the virtual (electronic) hearing please contact the Acting Clerk by email at [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 9:00 a.m. on the day of the scheduled public hearing. Although it is possible for members of the public to "attend" a meeting electronically, and provide verbal submissions, we encourage you to communicate with Council by forwarding written comments in support or in opposition to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca).

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.

<b>Legal Description/ Address:</b>	1513 County Road 4 Part Lot 16, Concession 2 (Dummer Ward) Roll No.: 1522-020-003-28700  A key map is provided on the next page
<b>Owner/Applicant:</b>	Michael & Marcy Mundell
<b>File Name:</b>	R-05-23

**Purpose and Effect of Application:**

The owners have applied to amend the existing zoning of a portion of their property located at 1513 County Road 4, in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough.

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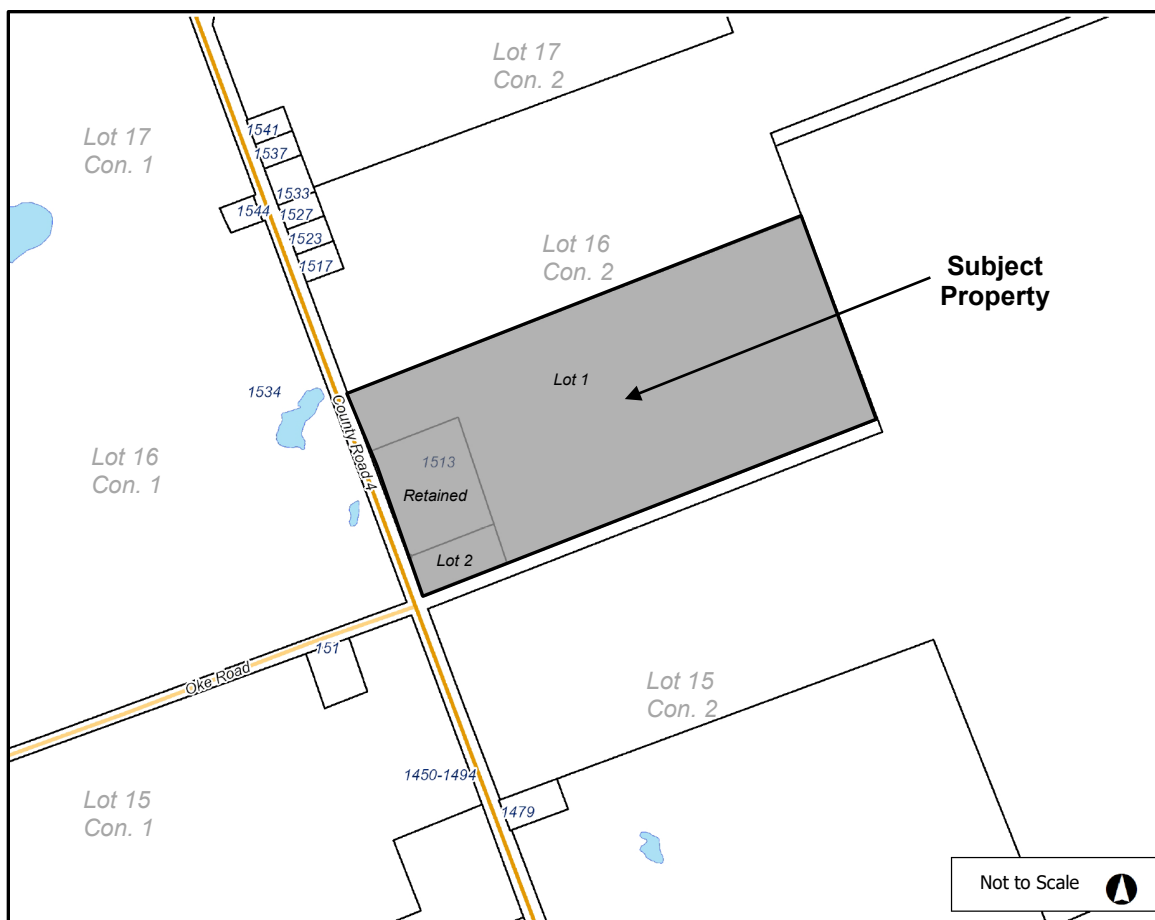
The subject property is currently developed with an approximately 3299 square foot single detached dwelling, 720 square foot attached garage and approximately 5000 square foot garage/shop. The effect of severance File B-08-22 separates the garage/shop from the dwelling.

The land in question is currently zoned the Rural Zone (RU) as shown on Schedule B13 to By-law No. 10-1996, as amended. The effect of the Amendment is to rezone a portion of the subject lands (Lot 1) from the Rural Zone (RU) to the Environmental Conservation Zone (EC) to recognize existing wetlands and their 30 m Vegetation Protection Zone (VPZ). The remainder of Lot 1 will be rezoned to the Special District 257 Zone (S.D. 257) in order to recognize the existing garage/shop in the absence of a primary structure (principle building).

The Special District 257 Zone (S.D. 257) will permit all of the uses and regulations outlined in Section 9 – Rural Zone (RU) of the By-law.

This rezoning is required as a condition of **Consent Application (File B-08-22)**, that was conditionally approved by Peterborough County on August 2, 2022.

### Key Map:



**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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**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 Acting 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.

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed zoning by-law amendment. In order to make arrangements to attend the virtual meeting, please contact the Acting Clerk by email at [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 9:00 a.m. on the day prior to the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

**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 25th day of August, 2023 at the Township of Douro-Dummer.

Martina Chait-Hartwig  
Acting Clerk  
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