



**The Corporation of the
County of Peterborough
and
The Corporation of the
Township of Douro-Dummer**



**Notice of Public Meeting for an
Official Plan Amendment and Zoning By-Law Amendment**

Take notice that the Corporation of the County of Peterborough has previously provided Notice of Complete Application for an Official Plan Amendment (OPA) in accordance with Section 22(6.4) of the *Planning Act*. The application has been assigned file number 15OP-25011.

And take notice that the Corporation of the Township of Douro-Dummer has previously provided Notice of Complete Application for a Zoning By-Law Amendment (ZBA) in accordance with Section 34(10.4) of the *Planning Act*. The application has been assigned file number R-03-25.

And take notice that the County and Township will hold a public meeting as outlined below to consider the proposed OPA and ZBA under Sections 22 and 34 of the *Planning Act*.

Location

A key map showing the lands that are subject to the application is below. The lands are located on Lots 32 and 33, Concession 11, Dummer Ward, Township of Douro-Dummer, and are known municipally as 1842 South Bayshore Road East.

Purpose and Effect of the Application

The purpose of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications is to allow for the establishment of a new seasonal cottage within the 30-metre water setback.

The subject property is currently designated Lakeshore Residential in the Local Component of the Official Plan (OP). The OPA proposes to add a Site Specific Policy to Section 6.2.6.4 of the OP that permits a seasonal cottage with a water setback of less than 30 metres.

The subject property is currently zoned Limited Service Residential (LSR) and Environmental Conservation Provincially Significant Wetland (EC(P)) under the Township's Zoning By-law (By-law No. 10-1996), as amended. The ZBA proposes to change the zoning on a portion of the property from the LSR Zone to the Special District 263 (S.D. 263) Zone to permit the establishment of a new seasonal dwelling. As proposed, the S.D. 263 Zone would permit the following:

1. Minimum water yard setbacks of 12.73 metres, 13.75 metres, and 18.11 metres to the respective closest points on the northern, eastern, and southern faces of the proposed seasonal dwelling.
2. Maximum building height of 9.21 metres for the proposed seasonal dwelling.

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

The following studies/documents were submitted in support of the application:

- Architectural Plans, prepared by Jason Cutajar Architectural Design, November 13, 2024;
- Grading and Erosion & Sedimentation Control Plan, prepared by SitePlanTech Inc., dated June 27, 2025;
- Planning Rationale Report, prepared by WND Associates, dated July 2025;
- Scoped Environmental Impact Study, prepared by Oakridge Environmental, dated July 2025;
- Stage 1/2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd., dated June 02, 2025;
- Resubmission Response Letter, prepared by WND Associates, dated December 23, 2025;
- Revised Architectural Plans, prepared by Jason Cutajar Architectural Design, prepared December 15, 2025;
- Renderings, prepared by WND Associates, dated December 2025;

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- Revised Lot Grading and Drainage Plan, prepared by SitePlanTech Inc., dated December 6, 2025;
- Environmental Impact Study, prepared by Oakridge Environmental, dated December 16, 2025; and,
- Tree Inventory and Planting Plan, prepared by Beyond the Post, dated December 15, 2025.

Public Meeting Information

The statutory public meeting will take place:

Date: Tuesday, April 21, 2026
Time: 5:00 pm
Location: Council Chambers, Township of Douro-Dummer, 894 South Street, Warsaw, ON

Participation in the Public Meeting

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 in 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.

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 mchaithartwig@dourodummer.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.

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

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision(s) of the Township of Douro-Dummer/County of Peterborough 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/County of Peterborough before the proposed by-law is passed/official plan amendment is adopted, 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/County of Peterborough before the proposed by-law is passed/official plan amendment is adopted, 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.

To Be Notified

If you wish to be notified of the decision for these applications, you must make a written request to the County of Peterborough or Township of Douro-Dummer at the addresses noted below.

Getting Additional Information

The applications, supporting information and materials are posted online at www.ptbocounty.ca and at www.dourodummer.ca. A copy of the Township Planner’s report and other relevant information will be posted on the Township’s website ([Events | Township of Douro-Dummer](#)) prior to the Public Meeting.

Contact Information

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 470 Water Street
 Peterborough, ON K9H 3M3
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planning@ptbocounty.ca

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 894 South Street
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Key Map

