



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



**Notice of Complete Application for an
Official Plan Amendment and Zoning By-Law Amendment**

Take notice that the Corporation of the County of Peterborough has received a complete application for an Official Plan Amendment 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 received a 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.

Location

A key map is attached which indicates the location of the lands which are subject to the application. 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 12.89 metres, 11.81 metres, and 13.07 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.

In support of the applications, the following studies/documents were submitted and are currently under technical review:

- 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; and,
- Stage 1/2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd., dated June 02, 2025.

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 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 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.

A Public Meeting concerning these applications has not yet been scheduled. A notice will be provided in due course advising the date, time and location of the public meeting.

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 or by contacting the County or Township at the addresses below:

Contact Information

County of Peterborough
470 Water Street
Peterborough, ON K9H 3M3
Tel: (705) 743-0380
planning@ptbocounty.ca

Township of Douro-Dummer
894 South Street
P.O. Box 92
Warsaw, ON K0L 3A0
Tel: (705) 652-8392
efitzgerald@dourodummer.ca

Key Map

