



Township of Douro-Dummer
Notice of Complete Application and Public Meeting
Concerning a proposed Zoning By-law Amendment
Application R-01-23

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, April 4, 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 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.

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.

Legal Description/ Address:	Part Lot 28 & 29, Concession 3 (Dummer Ward) 426 Carveth's Marina Road (and Birchview Road) Roll No.: 1522-020-004-14400 A Key Map is provided on the next page
Owner/Applicant:	Carveth's Marina Ltd. (c/o Randy Hauth) (Owner)
File Name:	R-01-23

Purpose and Effect of Application:

The effect of the Zoning By-law Amendment is to place a Holding Provision "H" on the severed parcels (Lot A and Lot B). The severed parcels are currently zoned the Rural Zone (RU) as shown on Schedule B6 to By-law No. 10-1996, as amended.

A single detached dwelling and private well and septic services are proposed for each lot. The holding symbol "H" is required in order to limit development in the area of an escarpment (steep slope) which is present at the rear of the proposed lots. The severed parcels will be rezoned from the Rural Zone (RU) to the Rural – Holding Zone (RU-H).

The holding symbol "H" will not be removed until such time as a Site Plan Control Agreement has been entered into in accordance with the Township Site Plan Control Area By-law. The Site Plan Agreement shall include, but not be limited, to a Site/Grading Plan which delineates the 3:1 Stable Slope line and a suitable building envelope for each lot.

This rezoning is required as a condition of **Consent Applications (Files B-90-21 and B-91-21)**, that were conditionally approved by Peterborough County on July 20, 2022.

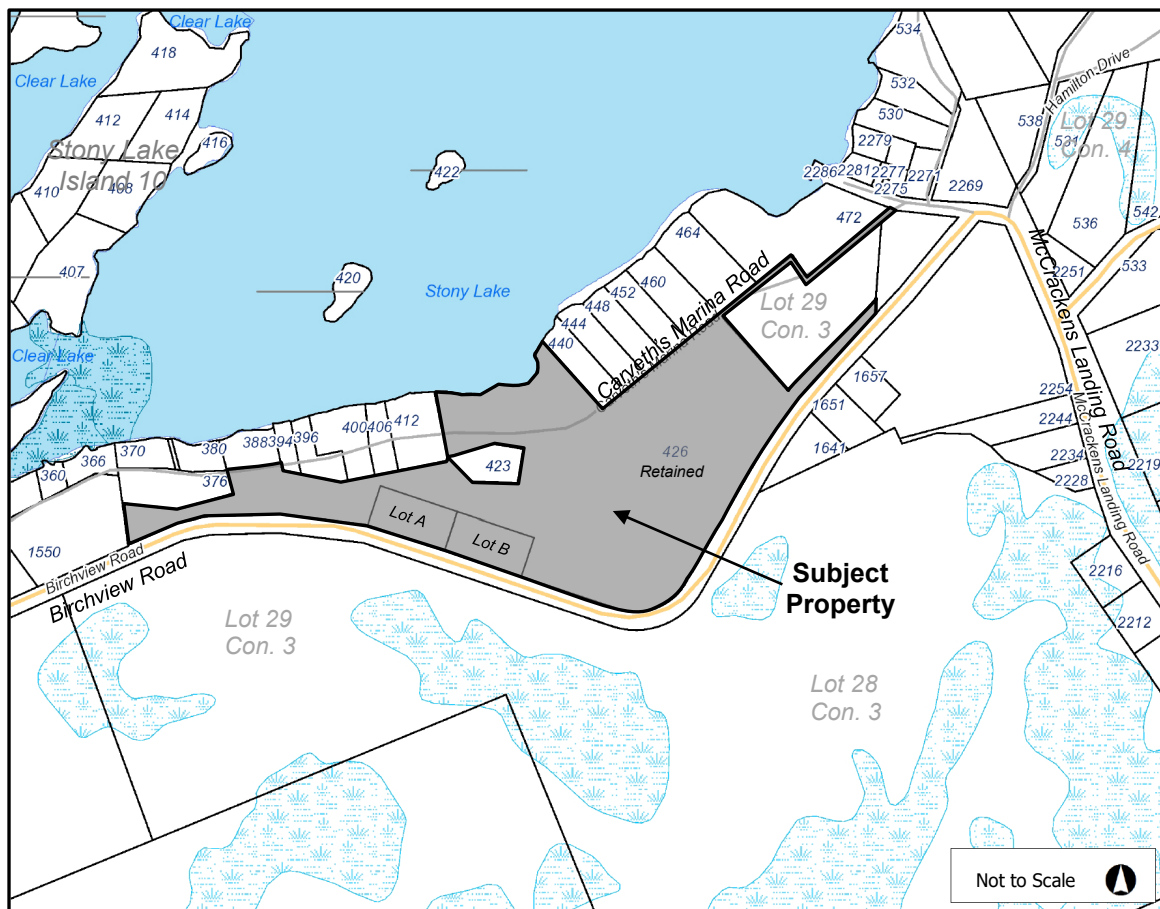
Additional Information relating to the proposed zoning by-law amendment is available by contacting the undersigned or by visiting the Township Website at:
<https://www.dourodummer.ca/modules/news/en>.

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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.

Key Map:



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 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 14th day of March, 2023 at the Township of Douro-Dummer.

Martina Chait-Hartwig
Acting Clerk
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Christina Coulter
Planner
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