

Township of Douro-Dummer

Notice of Complete Application Concerning a proposed Zoning By-law Amendment Application R-01-25

Take Notice that the Council of The Corporation of the Township of Douro-Dummer has received an application for a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. The application has been deemed to be a complete submission under Section 34(10.4) of the Planning Act.

A public meeting to consider the planning merits of the proposed Zoning By-law Amendment application has not yet been scheduled. A Notice of Public Meeting will be circulated in future in accordance with the requirements of the Planning Act.

Legal Description/ Address:	2357 Lakeside Road Part Lot 32, Con. 11 (Dummer Ward) Part 5, Plan 26 Part 12, Plan 45R-26 Roll No.: 1522-020-005-63200 A key map is provided on a subsequent page
Owner/Applicant:	Laura and Scott Stratton / Kevin Duguay (KMD Planning Inc.)
File Name:	R-01-25
Related Applications:	None

Purpose and Effect of Application: On behalf of the Owners, Kevin Duguay (KMD Planning Inc.) has applied to amend the existing zoning on the property located at 2357 Lakeside Road, 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 Limited Service Residential (LSR) Zone and Environmental Conservation Provincially Significant Wetland (EC(P)) Zone as shown on Schedule B10 to By-law No. 10-1996, as amended. The subject property is an existing lot of record that is 0.18 hectares in size. The property is developed with a one-storey dwelling with sun porches, a one-storey detached garage and a shed. The existing dwelling and sun porches are located within the LSR Zone and are non-complying with a water yard setback of 8.0 metres to the dwelling and 5.5 metres to the sun porch at the respective closest points.

The Owner desires to demolish the existing one-storey dwelling of 94.1 square metres in area and replace it with a new two-storey dwelling as shown on the proposed grading plan prepared by Linwood Custom Homes, dated December 17, 2024. The new dwelling will have a ground floor area of 98.9 square metres and a gross floor area of 138.9 square metres and will generally be located within the existing footprint.

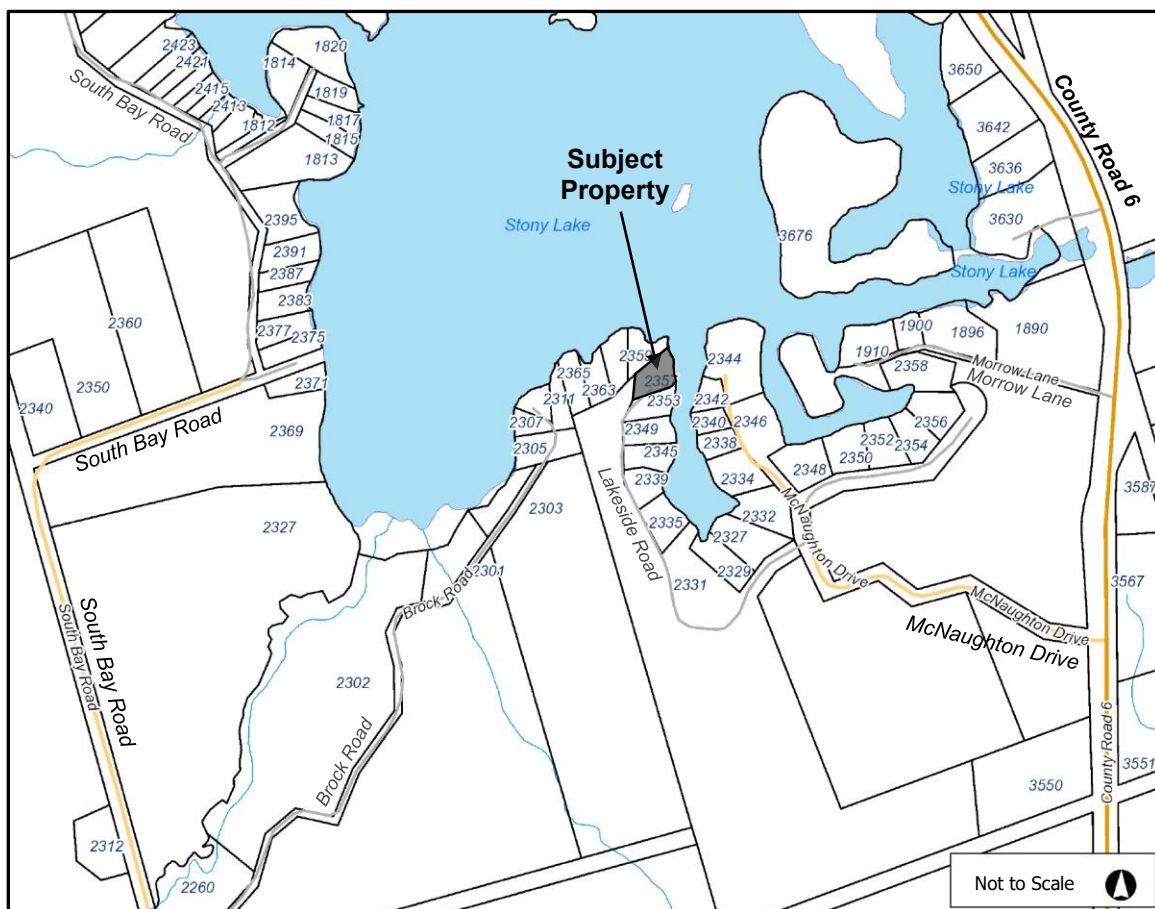
(over)

The purpose and effect of the proposed Zoning By-law Amendment is to rezone a portion of the subject property from the Limited Service Residential (LSR) Zone to the Special District 262 (S.D. 262) Zone to facilitate the construction of a new two-storey dwelling with attached decks. The S.D. 262 Zone will permit the following:

1. A minimum water yard setback of 8.0 metres for the principal dwelling and 5.5 metres for the attached deck and stairs, whereas a minimum water yard setback of 30 metres is otherwise required.
2. A maximum lateral width expansion of 30.4% whereas the maximum lateral width expansion otherwise permitted is 25% of the lateral width dimension of the existing building.
3. A maximum building height of 9.25 metres whereas the maximum building height otherwise permitted is 9 metres.
4. The existing deficient lot area of 0.18 hectares (1,800 square metres) whereas the minimum lot area otherwise required is 0.405 hectares (4,050 square metres).

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

Key Map:



(continued)

Any person may attend the future public meeting when scheduled and/or make written or oral submissions either in support of or in opposition to the proposed zoning by-law amendment.

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 the 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 the future public meeting or make written submissions to the Township of Douro-Dummer before the by-law is passed or refused, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the future public meeting, or make written submissions to the Township of Douro-Dummer before the by-law is passed or refused, 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.

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 10th day of June 2025 at the Township of Douro-Dummer.

Martina Chait-Hartwig
Clerk – Deputy CAO
705-652-8392 Ext. 210
mchaithartwig@dourodummer.ca

Emily Fitzgerald
Planner
705-652-8392 Ext. 226
efitzgerald@dourodummer.ca