

Township of Douro-Dummer

Notice of Complete Application Concerning a proposed Zoning By-law Amendment Application R-17-21 and Request for Site Plan Approval

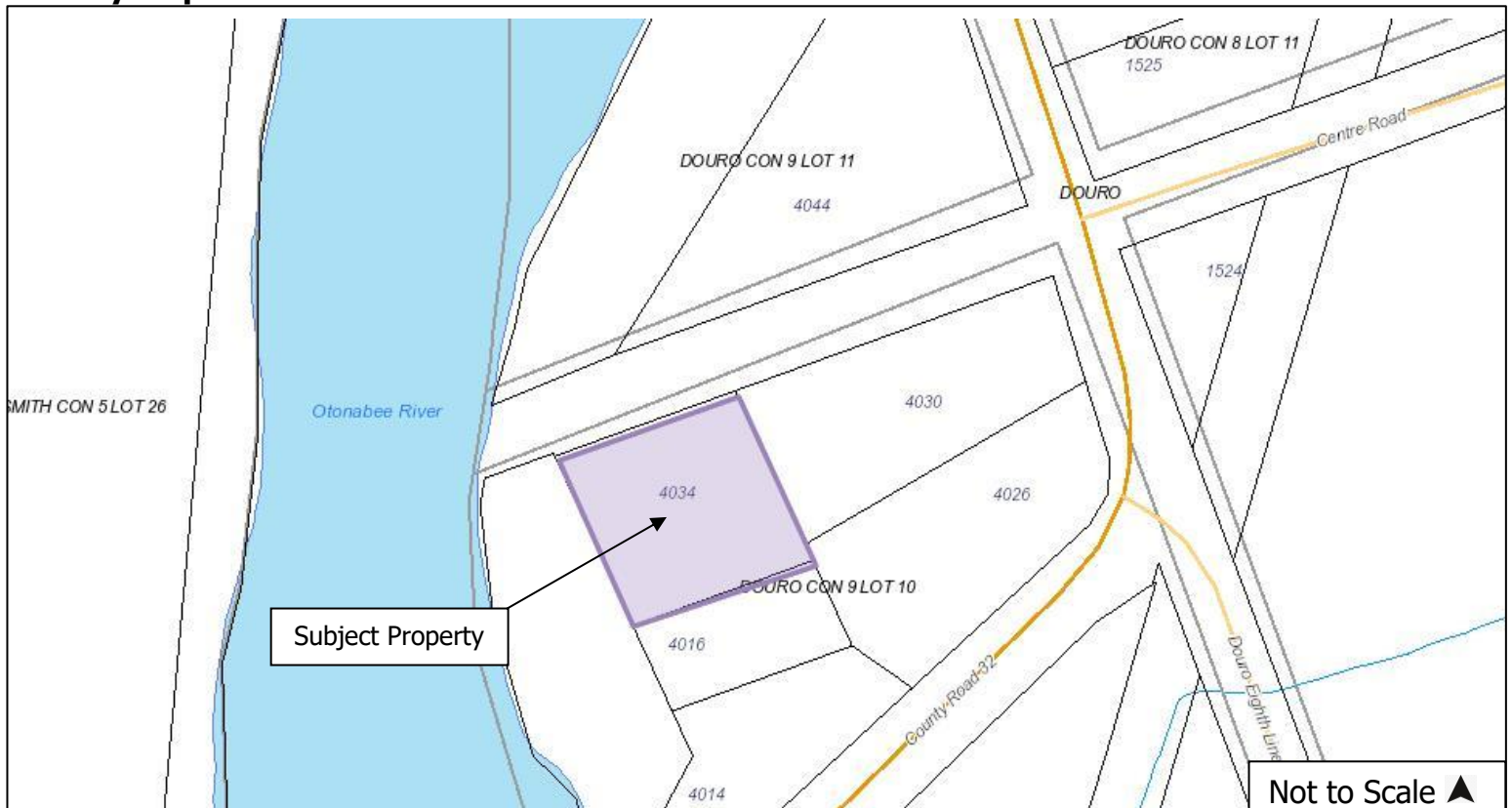
Take Notice that the Council of The Corporation of the Township of Douro-Dummer has received a complete application for Zoning By-law Amendment to consider the proposed amendment to the Township of Douro-Dummer Comprehensive Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990;

And Further, the Township of Douro-Dummer have received an Application for Site Plan Approval under Section 41 of the Planning Act, R.S.O., 1990;

A future public meeting will be scheduled on this application and notification of the public meeting will be provided in accordance with the requirements of the Planning Act.

Legal Description/ Address:	Con 9, Pt Lot 10, Blocks 7 to 8 Douro Ward 4034 Centre Road Roll No.: 1522-010-004-08100
Owner/Applicant:	Kathryn Carrington and David Paterson
Agent:	Ron Davidson, Land Use Planning Consulting Inc.
File Name:	R-17-21

Key Map:



Purpose and Effect of Applications:

To amend the zoning of a parcel of land in Con 9, Lot 10, Block 7 to 8 in the former geographic Township of Douro, (now Douro Ward of the Township of Douro-Dummer) in the County of Peterborough and further to facilitate a Site Plan Agreement for the development of the property.

The subject lands are currently zoned S.D. 190-H (Special District 190- Holding). The effect of this by-law amendment is remove the Holding symbol and to allow for a new special provision to permit

(over)

an increase in the maximum lot coverage to allow for the construction of a dwelling and accessory structures. The purpose of the Site Plan application is to facilitate the registering of a site plan agreement on the property as a condition of the removal of the holding symbol.

In Support of Applications, the following documents have been submitted which are currently undergoing technical review:

- Archaeological Study, York North Archaeological Services Inc., dated August 18, 2021
- Environmental Impact Study, Oakridge Environmental Ltd., dated October 2021
- First Nation Engagement Report, York North Archaeological Services Inc., August 18, 2021
- Planning Report, Ron Davidson Land Use Planning Consultant Inc., December 13, 2021
- Site Plan and Drainage Plan – M.J. Davenport, April 2021

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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any person may attend the electronic/virtual public meeting once a date is set 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 Deputy Clerk by email at martinac@dourodummer.on.ca no later than 4:00 p.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. A notice of Public Meeting will be circulated in the future.

Additional Information relating to the proposed zoning by-law amendment and site plan application is available by contacting 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.

Accessibility: If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

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 19th day of January, 2022 at the Township of Douro-Dummer.

Martina Chait-Hartwig
Acting Clerk
705-652-8392 Ext. 210
martinac@dourodummer.on.ca