

Township of Douro-Dummer Notice of Complete Application and Public Meeting Concerning a proposed Zoning By-law Amendment Application R-07-26

Take Notice that the Council of The Corporation of the Township of Douro-Dummer has received a complete application for a Zoning By-law Amendment (ZBA) and will hold a public meeting to consider the proposed amendment to the Township of Douro-Dummer Comprehensive Zoning By-law No. 10-1996, as amended, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

Date and Time: Tuesday, September 8, 2026, at 5:00 p.m.
Location: Council Chambers of the Municipal Office
894 South Street, Warsaw ON and
Electronic Meeting Site

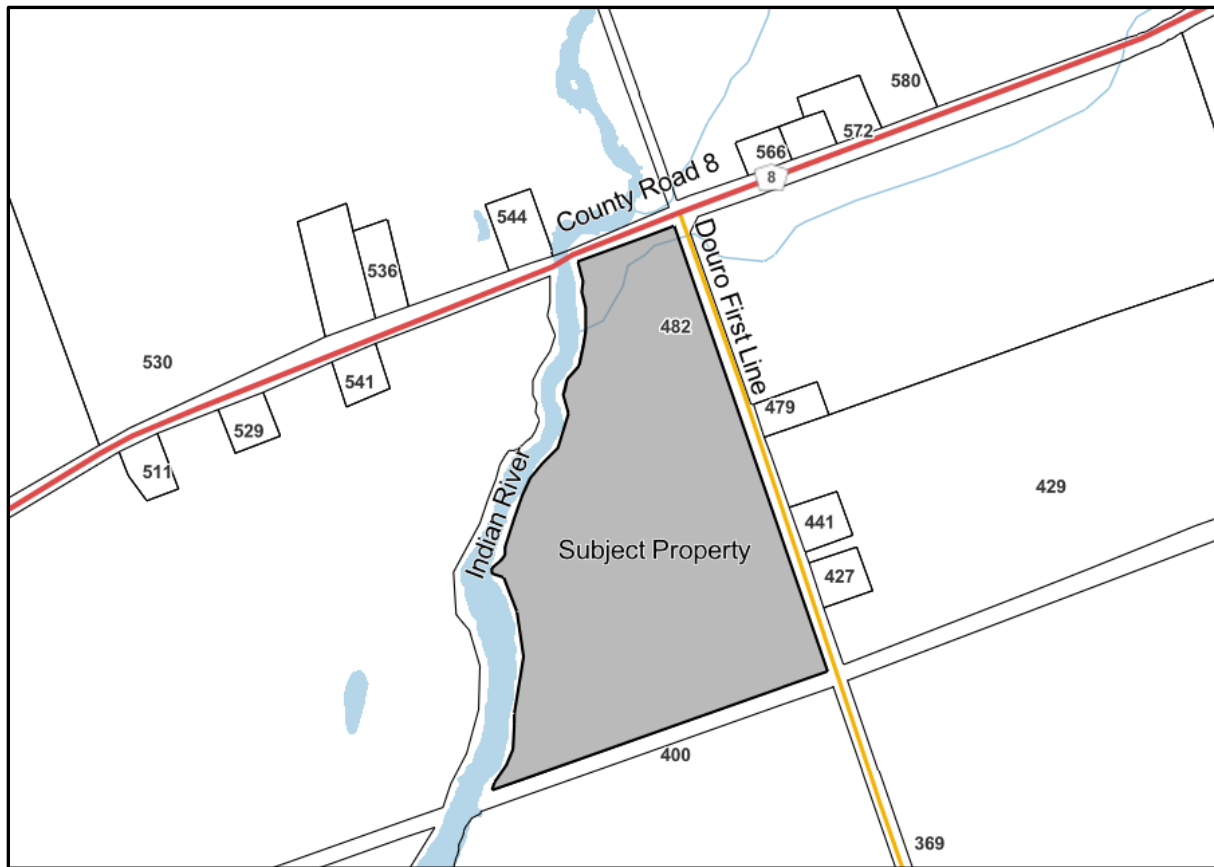
Public Meeting: The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at mchaithartwig@dourodummer.ca or call 705-652-8392 ext. 210 no later than 9:00 a.m. on the day of the scheduled public meeting. Please indicate if you wish to attend in person or virtually and you will be provided with the applicable instructions for participation.

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.

Legal Description/ Address:	482 Douro First Line Part Lot 6, Con. 2 (Douro Ward) Roll No.: 1522-010-002-06300 A key map is provided on a subsequent page
Owner/Applicant:	Brian Leahy
Agent:	Karl Moher
File Name:	R-07-26
Related Applications:	B-34-25A

Key Map:



Purpose and Effect of Application: On behalf of Brian Leahy, Owner, Karl Moher has applied to amend the existing zoning of a portion of the property located at 482 Douro First Line, in the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough. This rezoning is required as a condition of Consent Application (File B-34-25A), that was conditionally approved by Peterborough County on February 5, 2026.

The subject property is currently zoned Rural (RU) and Environmental Conservation Provincially Significant Wetland (EC(P)) as shown on Schedule 'A1' to By-law No. 10-1996, as amended. The property is currently used for agricultural and residential purposes and is developed with a single detached dwelling with an attached garage and an attached deck and steps.

The amendment proposes to rezone the severed lot (Part 1 on Plan 45R-18027) from the Rural Zone (RU) to the Special District 274 Zone (S.D. 274) to permit reduced front yard setbacks for the existing dwelling, attached deck, and steps of 12.97 m, 11.08 m, and 9.79 m, respectively, which will result from the conveyance of a 3.0 m strip of frontage to the Township for road widening purposes, as is required as a condition of the Consent Application.

The proposed amendment will also rezone a portion of the retained lot from the Rural Zone (RU) to the Special District 275 Holding Zone (S.D. 275 (H)) to permit a reduced lot area of 18.5 hectares for an agricultural use. The Holding (H) Provision will require the completion of an Archaeological Assessment prior to any development, including the construction of buildings or structures, within 300 metres of the Indian River.

(continued)

The existing EC(P) Zone on the subject property is not subject to change as a result of the proposed amendment.

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

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 ZBA.

Additional Information relating to the proposed ZBA is available by contacting the Planner or by visiting the Township Website at: <https://www.dourodummer.ca/news/>.

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

Notification: If you wish to be notified of the decision of the Council of the Township of Douro-Dummer on the proposed ZBA, 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 August 2026 at the Township of Douro-Dummer.

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