

Township of Douro-Dummer Notice of Complete Application Concerning a proposed Zoning By-law Amendment Application R-07-25

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 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 the future in accordance with the requirements of the Planning Act.

Legal Description/ Address:	1386 Irwin Road Part Lot 32, Concession 9 (Dummer Ward) Parts 3, 9 & 16, Plan 45R-16723 Roll No.: 1522-020-005-42600 A key map is provided on a subsequent page
Owners	2509448 Ontario Inc. c/o Christina Laing & Aaron Goldstein
Agent	Black Point Construction Services c/o Holly Richards-Conley
File Name:	R-07-25 Laing-Goldstein
Related Applications:	None

Purpose and Effect of Application: Holly Richards-Conley of Black Point Construction Services has submitted a complete application for a Zoning Bylaw Amendment (ZBA) for the property located at 1386 Irwin 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 Special District 219 (S.D. 219) as shown on "Schedule B9" to the By-law No. 10-1996, as amended.

The purpose of the ZBA application is to permit the demolition of the existing dwelling with a ground floor area of 155 m² and the construction of a new dwelling with a ground floor area of 275 m² generally on the same footprint, as well as a new detached garage with a ground floor area of 36.8 m². Given the substantial demolition and change in shape, size, and floor area, the dwelling will no longer maintain legal non-complying status and the reconstruction requires an amendment to permit the redevelopment with the following regulations:

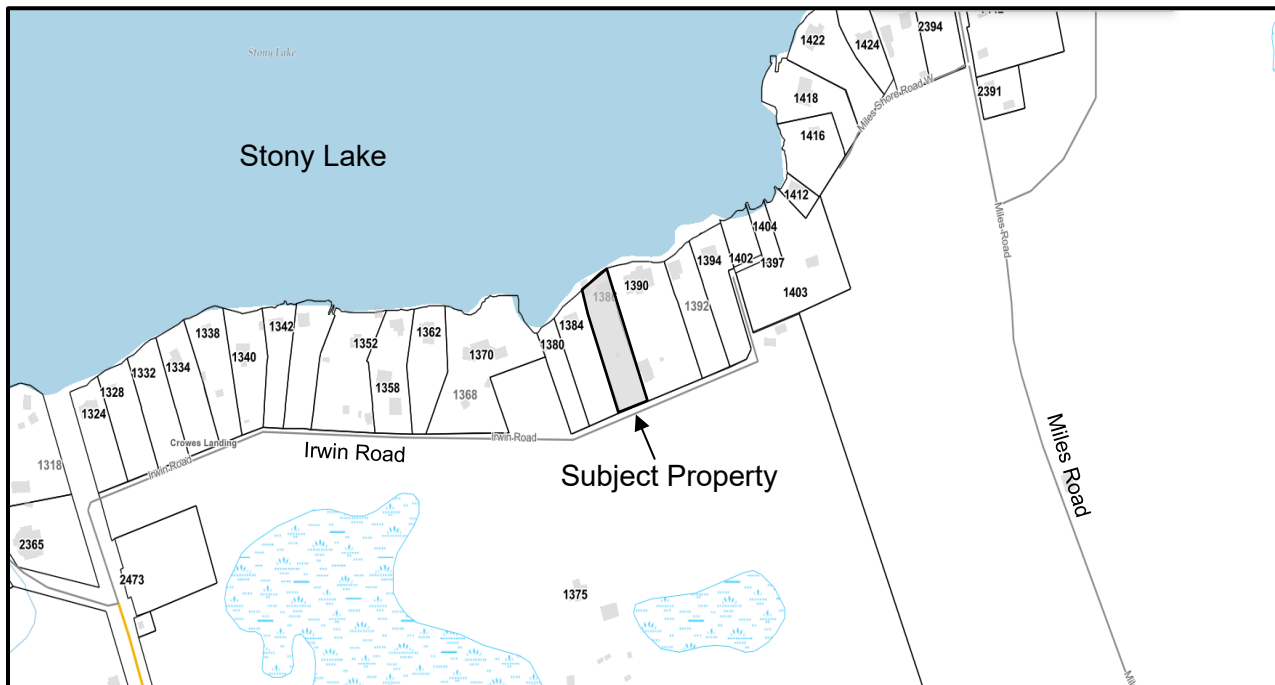
1. Minimum water yard setback of 7.5 m for the principal dwelling
2. Maximum overhang projection into the water yard of 0.79 m for the principal dwelling
3. Minimum eastern interior side yard of 2.65 m for the principal dwelling

(continued)

4. Maximum building height of 10.48 m for the principal dwelling
5. Minimum setback from a private right of way of 9.89 m for the principal dwelling
6. Minimum setback from a private right of way of 5 m for the detached garage
7. Maximum lot coverage of 18.41%
8. Maximum accessory lot coverage of 8.53%

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

Key Map:



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 1st day of May 2026 at the:

Township of Douro-Dummer
894 South Street
Warsaw, ON
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