



## **Township of Douro-Dummer Notice of Complete Application and Public Meeting Concerning a proposed Zoning By-law Amendment Application R-06-25**

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**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 21, 2026, at 5:00 p.m.  
**Location:** Council Chambers of the Municipal Office  
894 South Street, Warsaw ON and  
Electronic Meeting Site

**Public Hearing:** 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](mailto: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.

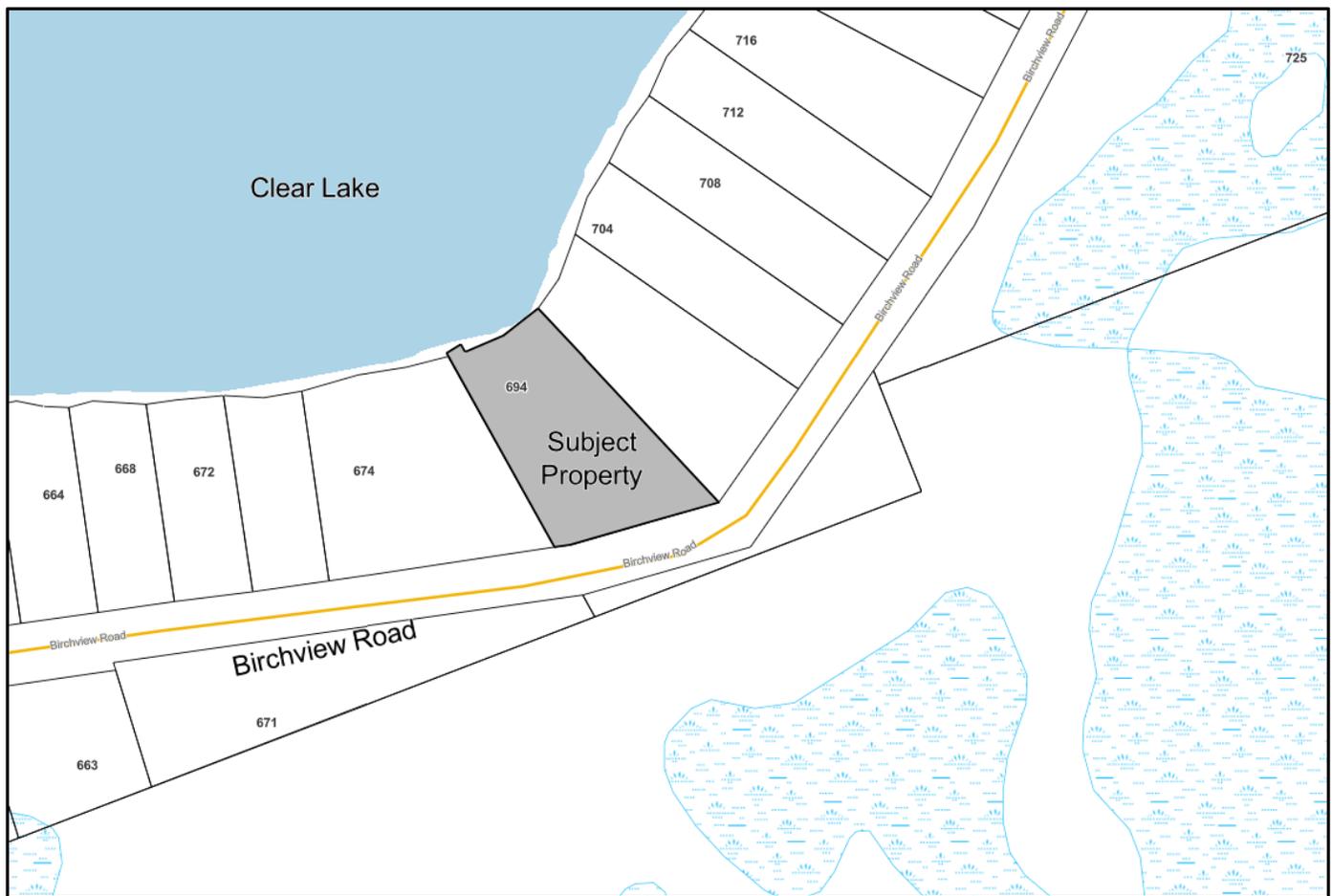
If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

<b>Legal Description/ Address:</b>	694 Birchview Road Part of Lot 25, Concession 2 (Douro Ward) Part 1, Plan 45R-17775  Roll No.: 1522-010-001-14600  A key map is provided on a subsequent page
<b>Owner/Applicant:</b>	Leslie Scott Moore
<b>Agent:</b>	KMD Planning Inc. c/o Kevin Duguay
<b>File Name:</b>	R-06-25
<b>Related Applications:</b>	None

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## Key Map:



**Purpose and Effect of Application:** On behalf of the Owner, Kevin Duguay (KMD Planning Inc.) has applied to amend the existing zoning of the property located at 694 Birchview Road, in the former Township of Douro, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject property is currently zoned the Shoreline Residential (SR) Zone as shown on Schedule B4 to By-law No. 10-1996, as amended. The property is currently developed with a one-storey dwelling with attached unenclosed decks, a boathouse, and a detached second dwelling unit. The existing dwelling and attached unenclosed decks are non-complying with a water yard setback of 15.9 m to the dwelling and 15.0 m to the attached unenclosed decks at the respective closest points.

The Owner is proposing to demolish the existing dwelling, having a ground floor area of 109.12 m<sup>2</sup> and a gross floor area of 120 m<sup>2</sup> and replace it with a new two-storey dwelling as shown on the Site Plan prepared by JBF Surveyors, dated January 28, 2026. The new dwelling is proposed have a ground floor area of 244.8 m<sup>2</sup> and a gross floor area of 310 m<sup>2</sup> and be located generally within the same footprint with the proposed expansion being towards the rear. The proposed redevelopment will not result in any further encroachment towards the waterbody.

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The amendment proposes to rezone the subject property from the Shoreline Residential (SR) Zone to the Special District 267 (S.D. 267) Zone to facilitate the construction of a new two-storey dwelling with attached unenclosed decks. The S.D. 267 Zone will have the following effects:

1. Permit a minimum water yard of 18.3 m for the proposed dwelling and 16.5 m for the proposed attached decks whereas the minimum water yard otherwise required is 30 m.
2. Recognize the existing deficient shoreline frontage of 42.9 m whereas the minimum shoreline frontage otherwise required is 60 m.

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 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/news/>.

**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.

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Dated this 19th day of March 2026 at the Township of Douro-Dummer.

Martina Chait-Hartwig  
Clerk – Deputy CAO  
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