

## Township of Douro-Dummer Notice of Complete Application and Public Meeting Concerning a proposed Zoning By-law Amendment Application R-04-26

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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 (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, c. P. 13, as amended.

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

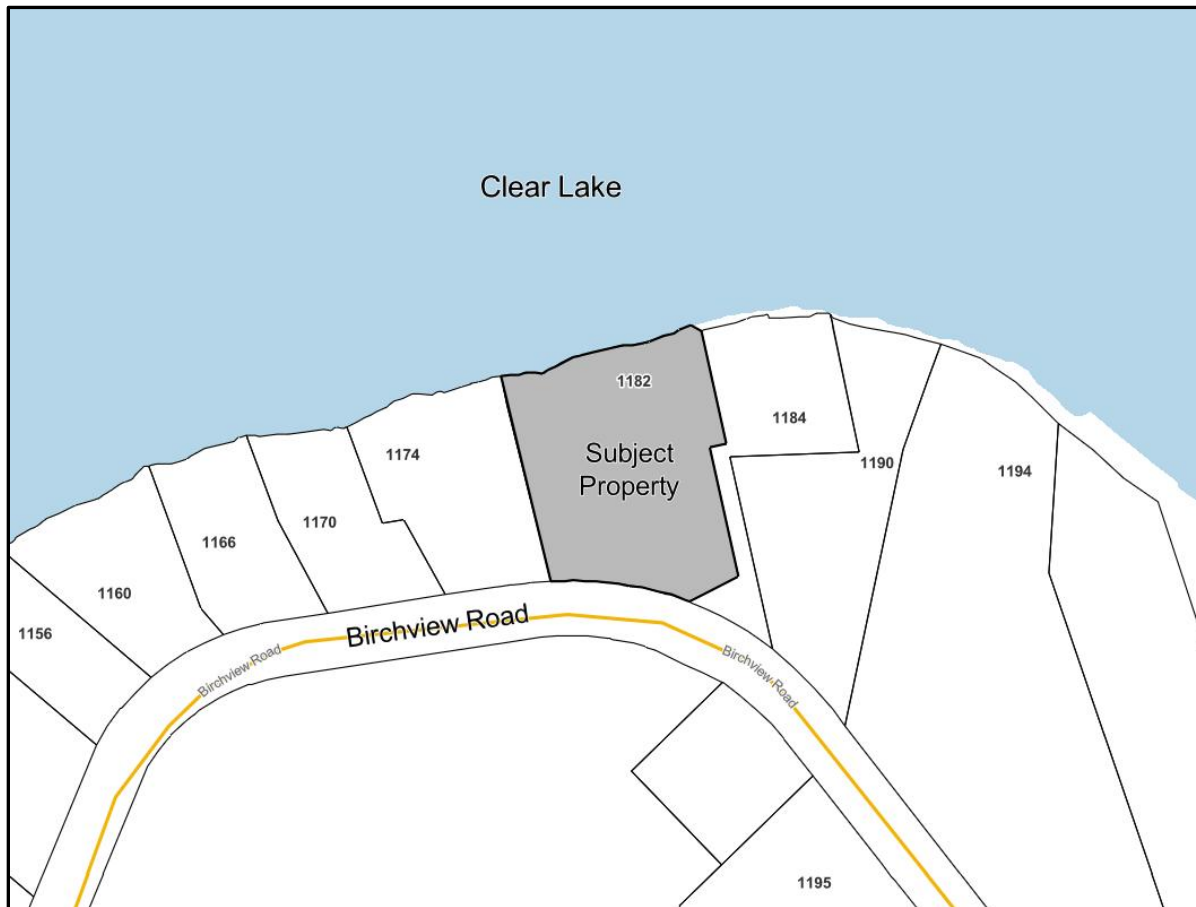
**Public Meeting:** The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at [mchaithartwig@dourodummer.ca](mailto:mchaithartwig@dourodummer.ca) or 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>	1182 Birchview Road Part Lot 29, Con. 1 (Dummer Ward)  Roll No.: 1522-020-003-22300  A key map is provided on a subsequent page
<b>Owner/Applicant:</b>	David Zemans
<b>Agent:</b>	KMD Planning Inc. c/o Kevin Duguay
<b>File Name:</b>	R-04-26
<b>Related Applications:</b>	None

## Key Map:



**Purpose and Effect of Application:** On behalf of the Owner, KMD Planning Inc. has applied to amend the existing zoning of the property located at 1182 Birchview 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 Shoreline Residential (SR) as shown on Schedule 'B5' to By-law No. 10-1996, as amended. The subject property is an existing lot of record that is approximately 0.6 hectares in size with a lot frontage of approximately 51 metres along Birchview Road and a shoreline lot frontage of approximately 80 metres along Clear Lake. The property is developed for recreational residential use in the form of a one-storey single detached recreational dwelling, 114 square metres in floor area, as well as a boathouse and utility sheds. The existing dwelling is considered non-complying with a water yard setback of 6.0 m at the closest point.

The Owner wishes to demolish the existing buildings and structures and construct a new two-storey dwelling with attached open decks, boathouse, detached private garage, and detached second dwelling unit, as shown on the Site Plan and Architectural Drawings prepared by Akb Architects, dated June 25, 2026. The new dwelling will have a first storey floor area of 281 square metres and a total floor area of 429.1 square metres.

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The amendment proposes to rezone the subject property from the Shoreline Residential Zone (SR) to the Special District 271 Zone (S.D. 271) to facilitate the proposed redevelopment. The S.D. 271 Zone will permit the following:

1. A minimum water yard setback of 10.9 metres for the principal dwelling and 8.9 metres for the attached deck
2. A maximum eave projection of 3.66 metres into the required water yard to a minimum water yard setback of 9.3 metres for the principal dwelling
3. A minimum western interior side yard setback of 4.0 metres for the boathouse
4. A maximum eave projection of 1.22 metres into the required western interior side yard and water yard for the proposed boathouse
5. A maximum height of 6.2 metres for the detached second dwelling unit
6. A minimum rear yard setback and setback from a lot line abutting a street or private road of 7.5 metres for the detached private garage
7. A maximum accessory lot coverage of 8.81%

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

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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 29<sup>th</sup> day of June 2026 at the Township of Douro-Dummer

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