



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-03-24

Take Notice that the Council of the Township of Douro-Dummer will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

Date and Time: Friday, November 29, 2024 at 9:30 a.m.

Location: Council Chambers of the Municipal Office
894 South Street, Warsaw ON and
Electronic Meeting Site

Public Hearing: While the meeting will be held in person, any person wishing to make written and/or oral submissions either in support of or opposition to the proposal is invited to make arrangements to attend the hearing virtually. To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email at mchaithartwig@dourodummer.ca, no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or telephone. Although it is possible for members of the public to "attend" a meeting electronically, and provide verbal submissions, we encourage you to communicate with the Committee by forwarding written comments in support or in opposition to mchaithartwig@dourodummer.ca.

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 Townships YouTube Channel at: https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A?app=desktop. The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Location of Subject Lands: Part Lot 32, Con. 9 (Dummer)
1442 Miles Shore Road E

Property Roll Number: 1522-020-005-44800

Related Applications: Peterborough County Land Division Consent Application File B-70-23.

The lands subject to the minor variance application are shown on the following Key Map.

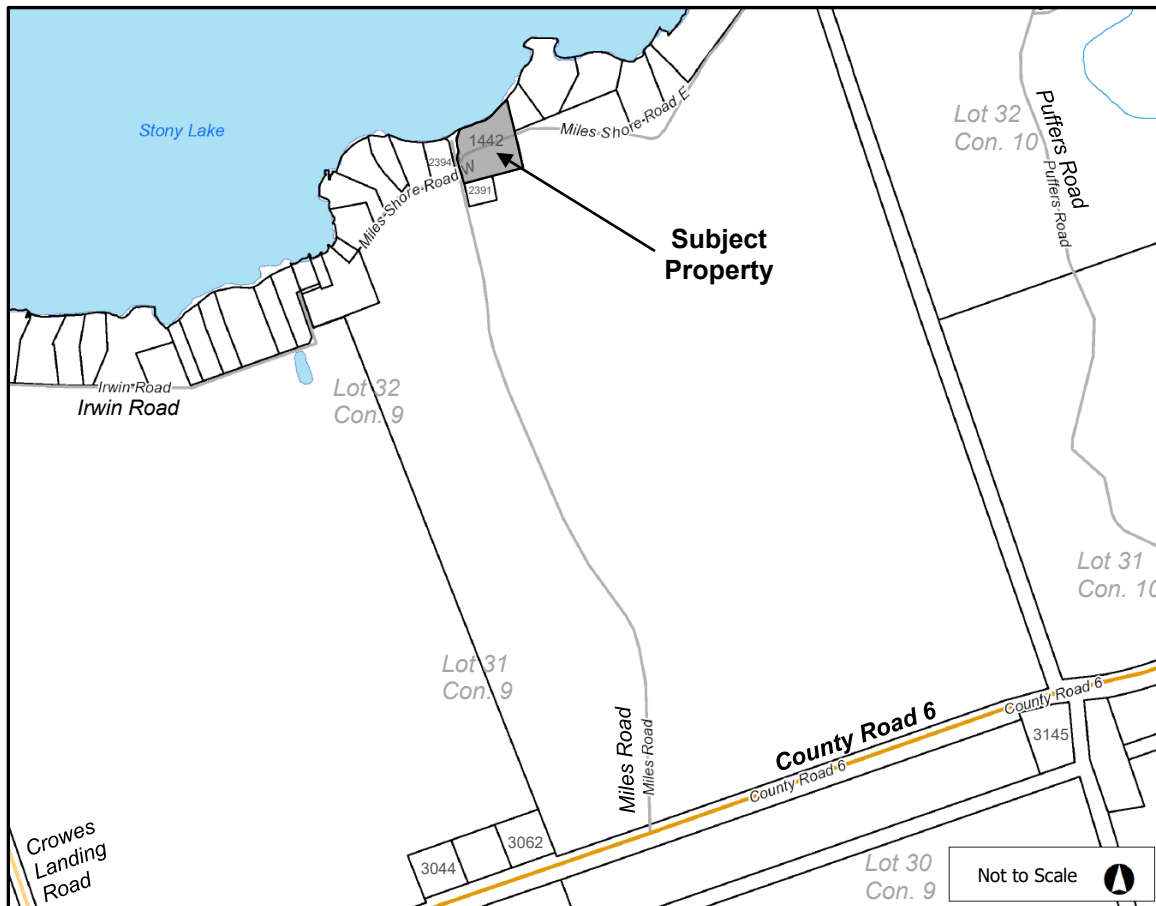
Additional Information relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

A Copy of the Notice of Decision of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing and who has filed with the Clerk a written request for notice of the decision.

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.

Key Map:



Purpose of Application:

The subject property is zoned Limited Service Residential (LSR) as illustrated on Schedule B9 to By-law No. 10-1996, as amended.

The Owners received consent from Peterborough County Land Division for a lot addition, File B-70-23 and the Certificate was issued on June 21, 2024. The Owners now wish to demolish the existing two-storey detached dwelling with a ground floor area of 182.3 m² and construct a new two-storey detached dwelling with a ground floor area of 286.48 m².

The new dwelling is proposed to be located generally within the footprint of the foundation of the existing dwelling and will not be located any closer to the water than currently exists. The existing dwelling is non-complying with a water yard setback of 12.7 m and the new construction is proposed to be setback 13 m. Given the substantial demolition and change in shape, size and floor area, the proposed construction will no longer enjoy non-complying status and requires relief from the By-law to recognize a reduced water yard setback.

The purpose of the minor variance is to permit a reduction of the 30 m water yard setback for the proposed new construction, recognizing the existing deficient water yard with the closest point being setback 13 m and no further encroachment being made, as shown on the site plan prepared by JBF Surveyors, dated October 30, 2024.

The proposed development also includes the demolition of two sheds, the rebuilding of a two-storey frame building by the water, the installation of a new septic to the east of the proposed dwelling, and the construction of an approximately 105 m² detached accessory garage, all of which are not part of the minor variance application.

The Right to Appeal:

Any person may attend the public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance. To make arrangements to attend the virtual meeting please contact the Clerk by email at mchaithartwig@dourodummer.ca no later than 4:00 p.m. on the day prior

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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.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, your comments must be forwarded to the Clerk by e-mail to mchaithartwig@dourodummer.ca no later than 4:00 p.m. on the day prior to the scheduled meeting.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

Notwithstanding the above, subsection 45(12) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated this 13th day of November, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Clerk
Secretary/Treasurer, Committee of Adjustment
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