



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-05-24

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, January 24, 2025 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 25, Con. 4 (Douro)
3796 Highway 28
Property Roll Number: 1522-010-001-23300

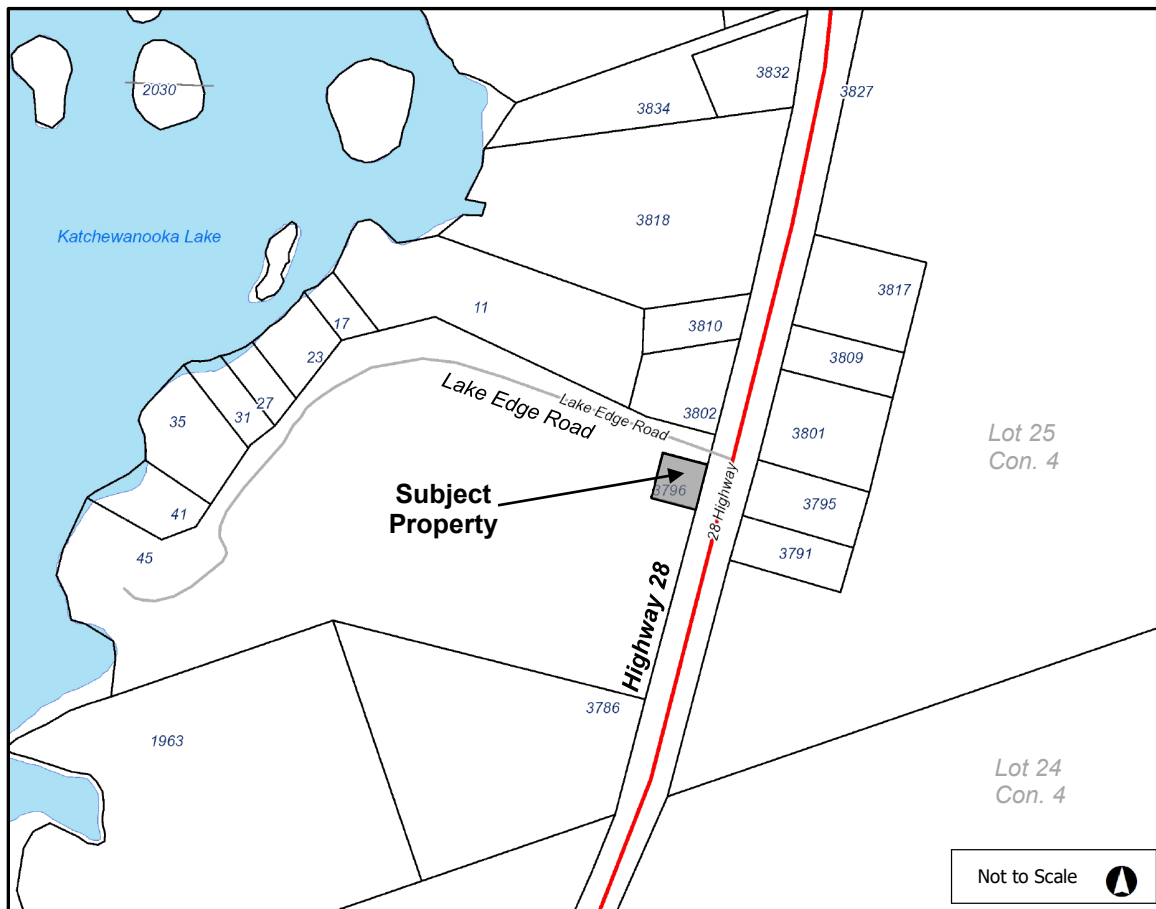
Related Applications: None.

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>

(over)

Key Map:



Purpose of Application:

The subject property is zoned Residential (R) as illustrated on Schedule B4 to By-law No. 10-1996, as amended. The property is an existing lot of record which has less than the minimum lot frontage and minimum lot area required for the (R) Zone and is developed with a single detached dwelling and two sheds. The Owner desires to construct a detached garage with a ground floor area of 44.59 square metres (480 square feet) on the subject property.

The detached garage is proposed to be setback 3.05 metres (10 feet) from a private road (i.e. Lake Edge Road) and does not comply with Section 3.1.2 (d) of the Zoning By-law which requires a 15 metre (49.21 foot) setback for an accessory structure from any lot line abutting a public or private road. The total lot coverage of the proposed garage and existing accessory structures is 5.91% and does not comply with Section 3.1.3 of the Zoning By-law which requires that the total lot coverage of all accessory structures must not exceed 5%.

The purpose of the minor variance is to reduce the north lot line setback from a private road from 15 metres to 3.1 metres and to increase the maximum lot coverage for accessory structures from 5% to 6% to facilitate the construction of a detached accessory garage.

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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.

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 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 January, 2025 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Clerk
Secretary/Treasurer, Committee of Adjustment
705-652-8392 Ext. 210
mchaithartwig@dourodummer.ca

Christina Coulter
Planner
705-652-8392 Ext. 226
ccoulter@dourodummer.ca