



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-01-25

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, August 1, 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 2, Concession 11
2809 Television Road
Property Roll Number: 1522-010-005-07600

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

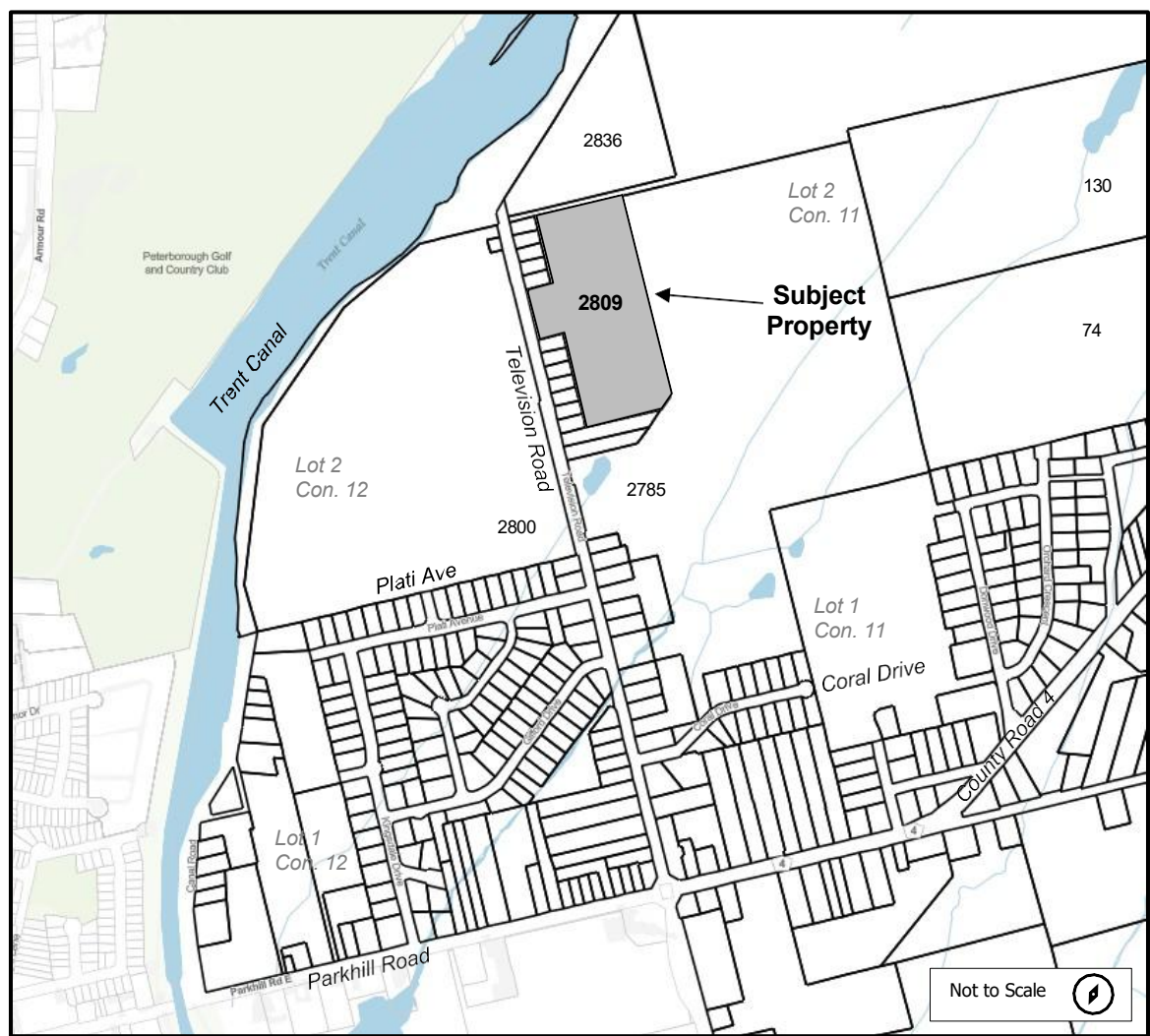
Additional Information relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

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 and Effect of the Application:

The applicant is seeking relief from the following sections of the Zoning By-law to recognize the existing deficient setbacks and to permit the expansion of the existing truss manufacturing plant on the subject property:

Section 21.137.2, to permit an increase in the total maximum ground floor area of all principal and accessory buildings and structures;

Section 21.137.2, to acknowledge the legal non-complying minimum westerly front yard setback and the reduction of the northerly side yard setback associated with the proposed expansion;

Section 21.137.2 to remove the requirements regarding accessory structures being attached or touching the principal use building, and having a minimum separation distance of 30.0 metres to any western, southern, or northern lot line(s);

Section. 3.1.4, to recognize the increased height of the existing accessory building;

Section 3.31.1, to permit the reduction of the required number of parking spaces;

Section 3.31.2, to permit a reduction in the driveway boundary to a residential zone;

Section 3.31.3 (A), to permit an increase in the width of driveways and passages along the street line;

Section 3.32.2 Planting Strips, to include the provision that a planting strip shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrub,

(continued)

or a storm water management facility where an unbroken hedgerow is not achievable. This is acknowledging the existing storm water management facility on the subject property; and

Section 3.32.5, to increase the permissible interruption location within the edge of a driveway and walk.

Detailed information regarding the extent of the variances requested can be found on the submitted application form and site plan, available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

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 14th day of July, 2025 at the Township of Douro-Dummer.

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