Township of Douro-Dummer Committee of Adjustment
Notice of Public Meeting
Minor Variance Application A-07-26

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 27, 2026, at 9:30 a.m.**

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

Public Meeting: 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 meeting 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 of Lot 29, Concession 1 (Dummer)
Part 45 and Part of Part 44, Plan 45R-343
162 Bryson Road, Douro-Dummer

Property Roll Number: 1522-020-003-22809

Related Applications: None.

A Key Map is provided on the next page.

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/news/.

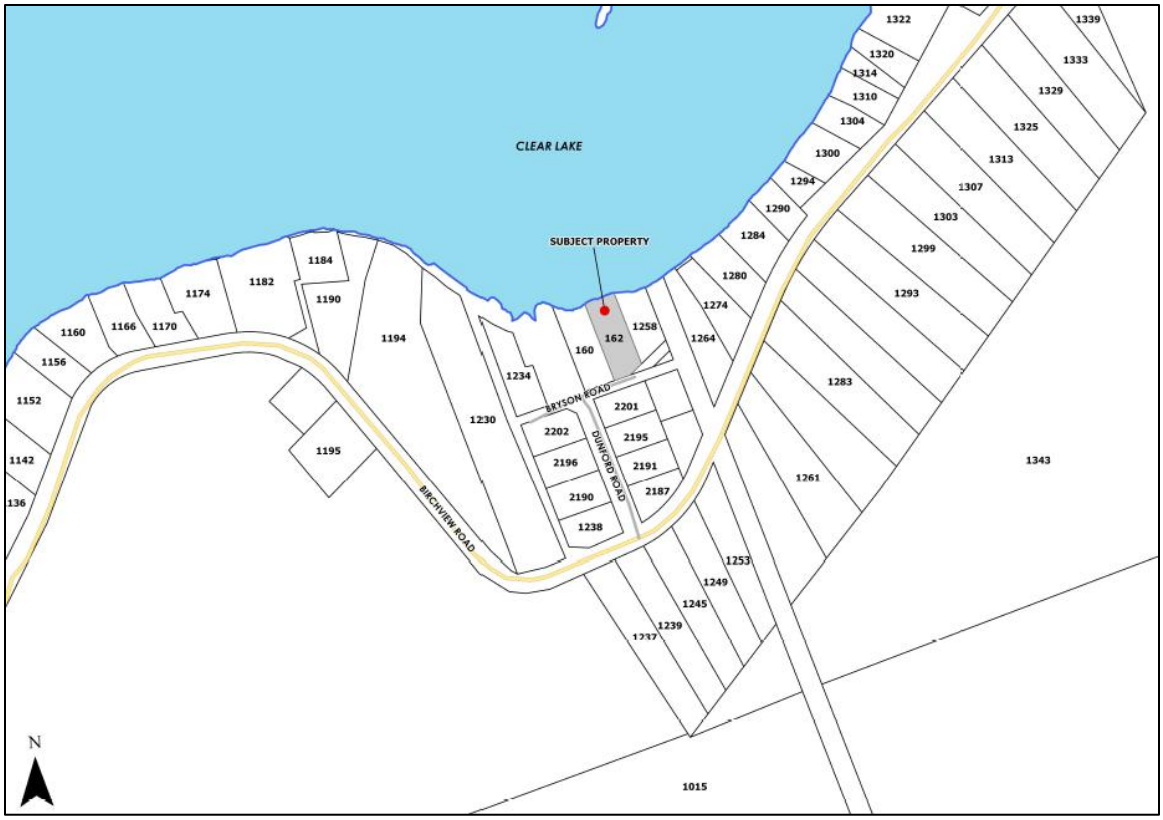
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A Copy of the Notice of Decision of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the meeting and who has filed with the Secretary/Treasurer a written request for notice of the decision.

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:



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Purpose of Application:
The subject property is zoned Limited Service Residential (LSR) as illustrated on Schedule 'B5' to By-law No. 10-1996, as amended.

The owners wish to reconstruct and enlarge the existing attached deck and construct a new covered porch associated with the existing dwelling. The proposed expansion including both the deck and covered porch is approximately 40 square metres, 24.47 metres from the water, and 4.41 metres from the western side lot line.

The owners also wish to recognize the deficiencies of the existing dwelling. The existing dwelling is approximately 20.5 metres from the water and is approximately 1.9 metres from the eastern side lot line.

The purpose of the minor variance is to seek relief from the Zoning By-law provisions to facilitate the reconstruction and expansion of the existing deck and new covered porch and recognize the deficiencies of the existing dwelling:

- Permit a minimum water yard setback of 24.47 metres whereas a minimum water yard setback of 30 metres is required (7.2.1 h))
- Recognize and permit the reduced water yard setback of 20.5 metres whereas the existing setback for the dwelling is 20.5 metres and a minimum setback of 30 metres is required (7.2.1 h))
- Recognize and permit the reduced western interior side yard setback of 4.41 metres whereas the existing setback is 4.41 metres and a minimum setback of 6 metres is required (7.2.1 e))
- Recognize and permit the reduced eastern interior side yard setback of 1.9 metres whereas the existing setback for the dwelling is 1.9 metres and a minimum setback of 6 metres is required (7.2.1 e))
- Permit a maximum lot coverage of 15.65% whereas a maximum lot coverage of 15% is otherwise permitted (7.2.1 k))

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 Secretary/Treasurer 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 meeting. If you wish to make written comments on this application, your comments must be forwarded to the Secretary/Treasurer by e-mail to mchaithartwig@dourodummer.ca no later than 4:00 p.m. on the day prior to the scheduled meeting.

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If you fail to participate in the meeting and/or submit written comments, the meeting 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 5th day of November, 2026, at the Township of Douro-Dummer.

Martina Chait-Hartwig, Clerk
Secretary/Treasurer, Committee of Adjustment
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mchaithartwig@dourodummer.ca

Emily Fitzgerald
Planner
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