



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-01-23

The meeting will be held through electronic means

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, March 24, 2023 at 9:00 a.m.

Location: Electronic Meeting Site

Public Hearing: To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email, 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 martinac@dourodummer.on.ca.

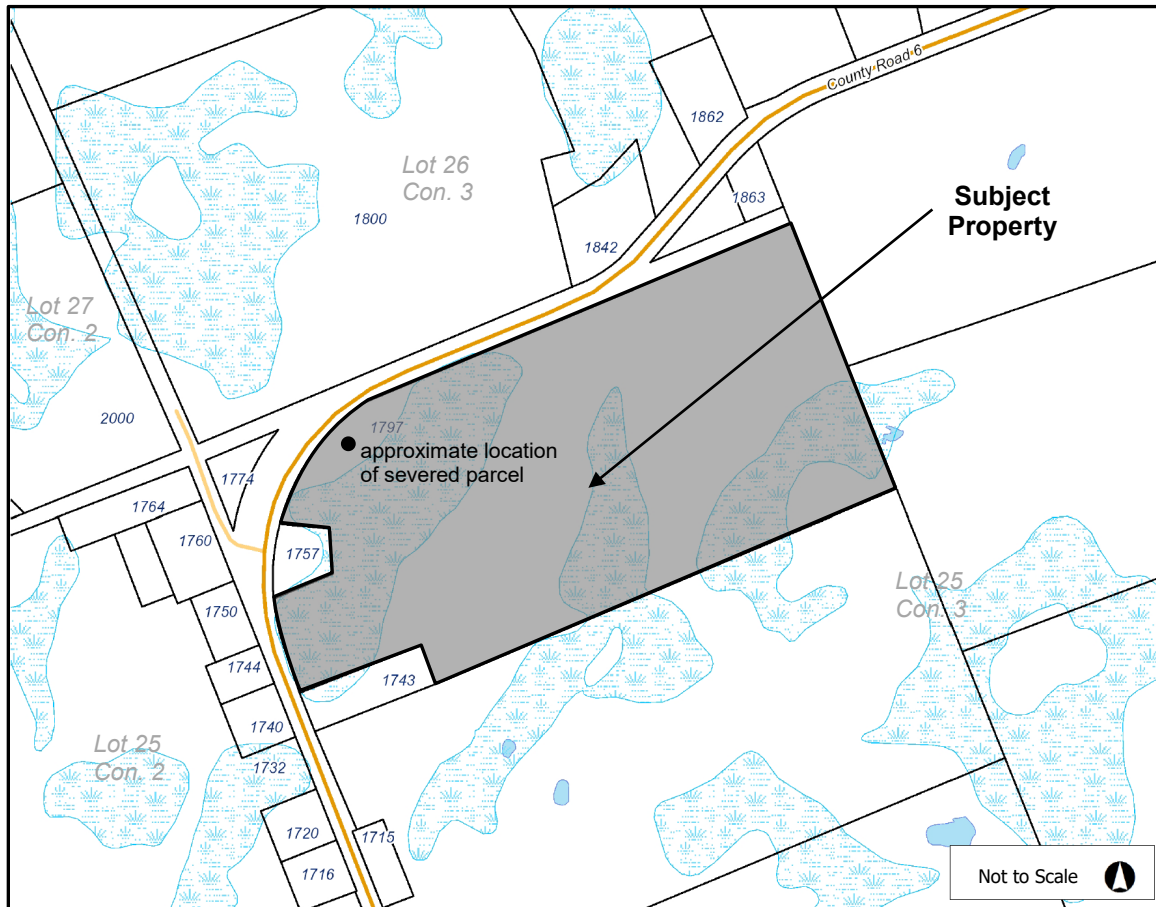
If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Townships YouTube Channel at: https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A?app=desktop. The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Location of Subject Lands: Part Lot 25, Con. 3 (Dummer)
1797 County Road 6

Property Roll Number: 1522-020-004-09100

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

Key Map:



Purpose of Application:

The subject property is zoned Rural Zone (RU) as illustrated on Schedule A2 to By-law No. 10-1996, as amended. The property is subject to Peterborough County Land Division File B-23-22 for the creation of a new residential lot. File B-23-22 was given provisional consent on July 7, 2022. A minor variance is required as a condition of the decision for B-23-22 in order to permit the lot to be created with a minimum lot area of 0.38 hectares.

A single detached dwelling is a permitted use in the (RU) Zone and must comply with Section 9.2.4 of By-law 10-1996, as amended. In particular, a minimum lot area of 0.4 hectares is required (S. 9.2.4(a)). Given the environmental constraints on the property, the severed parcel will be deficient with a minimum lot area of only 0.38 hectares.

The purpose of the minor variance is to reduce the minimum lot area requirement for the proposed severed parcel from 0.40 hectares to 0.38 hectares. A site sketch has been prepared by Chris Musclow, Ontario Land Surveyor, dated November 30, 2022 which illustrates the proposed lot based on the environmental (natural heritage) constraints identified on Figure 4 of the Environmental Impact Study prepared by Cambium Inc., dated January 24, 2022.

The Right to Appeal:

Any person may attend the electronic/virtual 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 Acting Clerk by email at martinac@dourodummer.on.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 Acting Clerk by e-mail to martinac@dourodummer.on.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.

Related Applications: Peterborough County Land Division File B-23-22.

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.

Dated this 7th day of March, 2023 at the Township of Douro-Dummer.

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

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