

Township of Douro-Dummer Notice of Public Meeting Concerning a proposed Zoning By-law Amendment Application R-07-25

Take Notice that the Council of The Corporation of the Township of Douro-Dummer will hold a public meeting to consider the proposed Zoning By-law Amendment (ZBA) to the Township of Douro-Dummer Comprehensive Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990.

Date and Time: Tuesday, June 2, 2026, at 5:00 p.m.
Location: Council Chambers of the Municipal Office
894 South Street, Warsaw ON and
Electronic Meeting Site

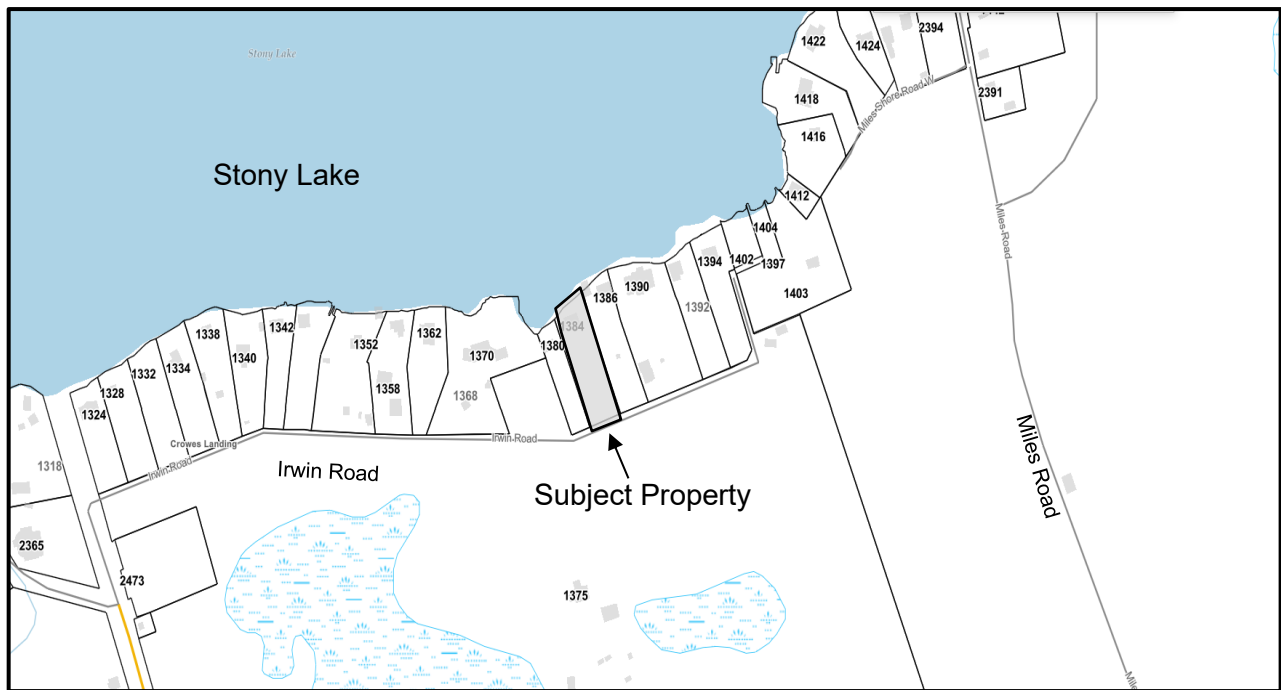
Public Meeting: The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at mchaithartwig@dourodummer.ca or call 705-652-8392 ext. 210 no later than 9:00 a.m. on the day of the scheduled public meeting. Please indicate if you wish to attend in person or virtually and you will be provided with the applicable instructions for participation.

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 [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Legal Description/ Address:	1386 Irwin Road Part Lot 32, Concession 9 (Dummer Ward) Parts 3, 9, & 16, Plan 45R-16723 Roll No.: 1522-020-005-42600 A key map is provided on a subsequent page
Owners:	2509448 Ontario Inc. c/o Chirstina Laing & Aaron Goldstein
Agent:	Black Point Construction Services c/o Holly Richards-Conley
File Name:	R-07-25 Laing-Goldstein
Related Applications:	None

Key Map:



Purpose and Effect of Application:

The subject property is currently zoned Special District 219 (S.D. 219) as shown on "Schedule B9" to By-law No. 10-1996, as amended (ZBL).

The purpose of the Zoning Bylaw Amendment (ZBA) application is to amend the S.D. 219 Zone with site-specific regulations to allow the demolition of an existing non-complying dwelling with a ground floor area of 155 m² and construction of a new dwelling with a ground floor area of 275 m². The new dwelling will generally be located on the same footprint; however, with the substantial change in shape, size and floor area, the dwelling will no longer maintain its legal non-complying status.

The following regulations are proposed for the redevelopment of the subject property:

1. Minimum water yard setback of 7.5 m for the principal dwelling
2. Maximum overhang projection into the water yard of 0.79 m for the principal dwelling
3. Minimum eastern interior side yard of 2.65 m for the principal dwelling
4. Maximum building height of 10.48 m for the principal dwelling
5. Minimum setback from a private right of way of 9.89 m for the principal dwelling
6. Minimum setback from a private right of way of 5 m for the detached garage
7. Maximum lot coverage of 18.41%
8. Maximum accessory lot coverage of 8.53%

All other applicable zones and provisions of By-law No. 10-1996, as amended will continue to apply.

(continued)

Any person may attend the public meeting and/or make written or oral submissions either in support of or in opposition to the proposed ZBA.

Additional Information relating to the proposed ZBA is available by contacting the Planner or by visiting the Township Website at: <https://www.dourodummer.ca/news/>.

Accessibility: If you have accessibility needs and require alternative formats or other accommodations, please contact the Clerk.

Notification: If you wish to be notified of the decision of the Council of the Township of Douro-Dummer on the proposed ZBA, you must make a written request to the Clerk of the Township of Douro-Dummer using the contact information provided below.

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:

If a person or public body would otherwise have the ability to appeal the decision of the Township of Douro-Dummer to the Ontario Land Tribunal but the person or public body does not make oral submissions at the future public meeting or make written submissions to the Township of Douro-Dummer before the by-law is passed or refused, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the future public meeting, or make written submissions to the Township of Douro-Dummer before the by-law is passed or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated this 12th day of May 2026, at the Township of Douro-Dummer.

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