



Township of Douro-Dummer Committee of Adjustment

Notice of Public Meeting Minor Variance Application A-03-25

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: **Thursday, February 12, 2026, 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 of Lot 28, Concession 6 (Dummer)
2121 White Lake Road West
Property Roll Number: 1522-020-005-16400

Related Applications: None.

A Key Map showing the location of the lands subject to the minor variance application 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/modules/news/en>

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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.

Key Map:



(continued)

Purpose of Application:

The subject property is zoned Shoreline Residential (SR) and Environmental Conservation-1 (EC-1) as illustrated on Schedule B11 to By-law No. 10-1996, as amended.

The Owners are proposing to demolish a 24.0 m² sunroom forming part of the existing dwelling and replace it with a new two-storey addition including a sunroom with a floor area of 24.0 m² which will be enclosed below to provide additional habitable space within the existing dwelling, resulting in a gross floor area of 48.0 m² for the proposed addition.

The new addition is proposed to be located fully within the footprint of the existing dwelling and will not be located any closer to the water than currently exists. The existing dwelling is non-complying with a water yard setback of 9.1 m, a northern side yard setback of 0.83 m, and lot coverage of 27.3%. Given the substantial demolition, change in shape, and additional floor area, the new addition will no longer enjoy non-complying status and requires relief from the By-law to recognize reduced water yard and northern side yard setbacks and an increased lot coverage.

The purpose of the minor variance is to permit the following relief from the By-law to facilitate the construction of the proposed addition:

- Minimum water yard setback of 9.1 m whereas a minimum water yard setback of 30 m is required (Section 6.2.1 h))
- Minimum northern interior side yard setback of 0.83 m whereas a minimum interior side yard setback of 6 m is required (Section 6.2.1 e))
- Maximum lot coverage of 27.3% whereas a maximum lot coverage of 15% is permitted (Section 6.2.1 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 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 27th day of January, 2026, at the Township of Douro-Dummer.

Martina Chait-Hartwig, Clerk
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