



NOTICE OF STATUTORY PUBLIC MEETING

Consent Application B-01/21

Minor Variance Application A-06/21

TAKE NOTICE Council acting in their capacity as the Committee of Adjustment (the "Committee") for The Corporation of the Township of North Dumfries (the "Township") will be considering the following Consent Application (File B-01/21) to create a new lot and Minor Variance Application (File A-06/21) to accommodate the reduced lot frontage of the retained lot.

Please note that because of the COVID-19 pandemic this will be virtual meeting only and public attendance at the Township Offices will not be permitted. This meeting will be held through remote electronic participation in accordance with the Municipal Act, 2001, as amended.

Information in terms of how to register and participate in the virtual meeting is included as Appendix A to this Notice. Please refer to Appendix A so that you can be engaged and have the ability to directly participate in this upcoming Statutory Public Meeting.

Application(s)	Consent Application File No. B-01/21 Minor Variance A-06/21
Related Application(s)	N/A
Owner(s):	Andrew MacDonald
Applicant / Agent	Andrew MacDonald
Legal Description:	NORTH DUMFRIES CON 8 PT LOT 27
Civic Address:	1410 Wrigley Road, Township of North Dumfries
Assessment Roll No.:	3001 010 005 02800
<u>Public Meeting:</u>	<u>Tuesday, April 27th, 2021 at 7:00 pm</u>
Location:	Virtual Meeting -See Appendix A as to how to participate in the virtual meeting

Purpose of Statutory Public Meeting:

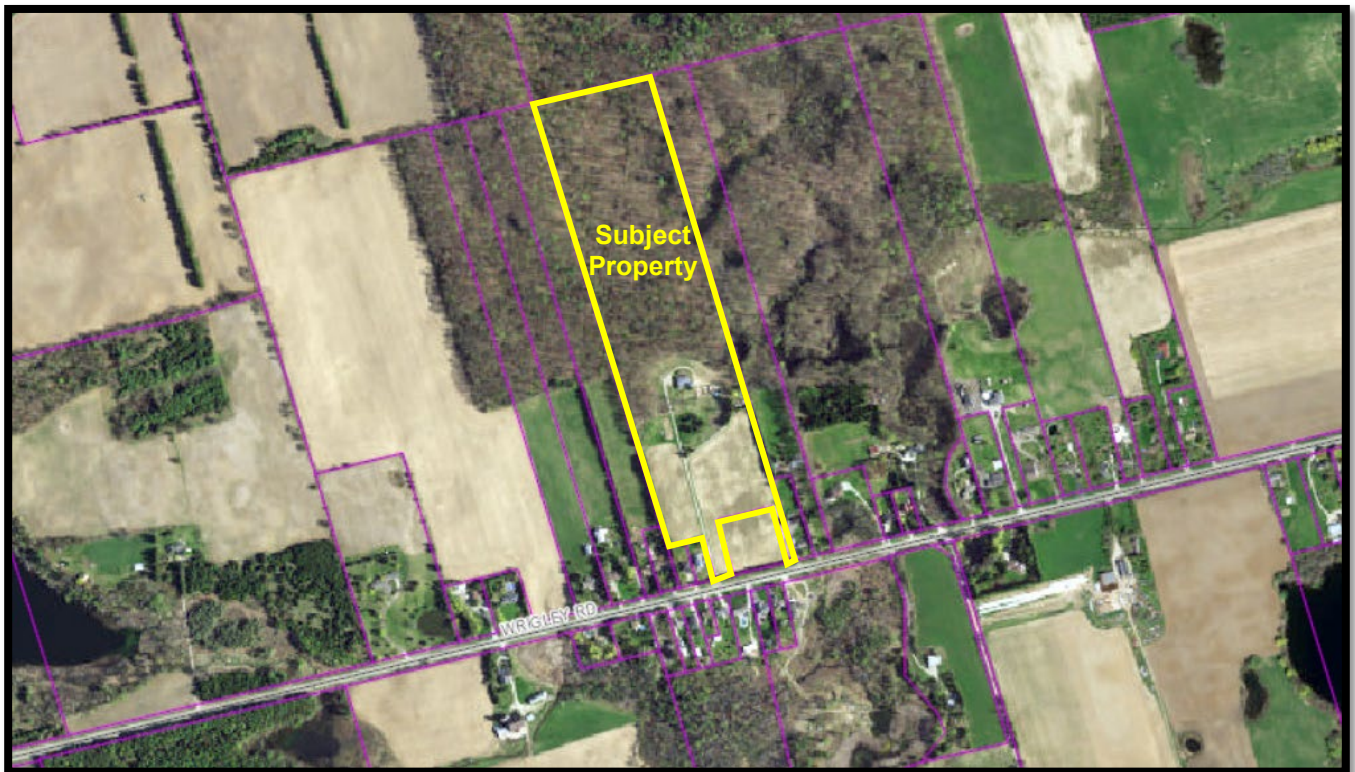
The purpose of the Public Meeting is to present background information and to receive public and agency input on the proposal. Any person may participate in the virtual Statutory Public Meeting (see Appendix A to this Notice) and/or provide written comments on the proposal and/or may make verbal representation at the time of the meeting.

Location of the Property:

The subject property is located at the north side of Wrigley Road, between Reidsville Road and Dumfries Road in the Wrigley Settlement Area. The subject property is municipally known as 1410 Wrigley Road. The property is approximately 14 hectares (34.61 acres) in size, with a corresponding frontage of approximately 42.7 m split into two portions (30m and 12.7 m) which straddle the property at 1402 Wrigley Road.

Development on the subject lands will be serviced by well water and septic services.

Key Map – Entire Property:



Purpose and Effect of the Planning Applications:

Two Planning Act applications have been submitted to the Township of North Dumfries. **Consent Application (File No. B-01/21)** proposes to sever the subject property creating one new residential building lot and the retained lot where the existing residence would be situated.

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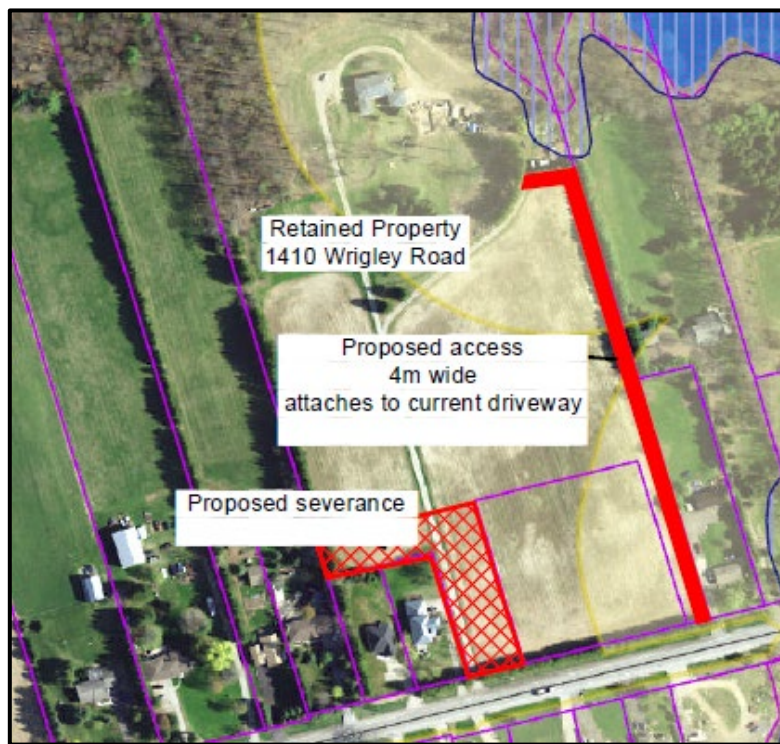
The proposed severance would create a new lot with approximately 98.4 feet (30 metres) of frontage on Wrigley Road with a corresponding lot area of 1 acre (0.4 ha) in size. The severed lot would be a building lot where the Owner seeks to construct a new house.

The retained lot would have a frontage of approximately 41.5 ft (12.68 metres) on Wrigley Road with a corresponding lot area of 33.6 acres (13.6 ha) in size. The existing single detached dwelling will remain on the retained lot.

The retained lot will require the construction of a new driveway along the east side of the property to access the east leg of frontage along Wrigley Road.

The Applicant has simultaneously applied for a Minor Variance Application (File No. A-06/21). **Minor Variance Application (File No. A-06/21)** facilitates the creation of the proposed retained and severed lots as has been submitted (File: Consent Application B-01/21). The subject property is currently zoned as Zone Z. 3 (Rural Residential) along the frontage of the property and Zone Z.1 (Agriculture) at the rear of the property where the existing dwelling is situated. The Owner seeks relief from the provisions of the Z.3 Classification as set out in General Zoning By-law 689-83 as follows:

- i. Section 8.3.2 (a) to permit a Minimum Lot Width of 12.65 m for the retained lot where the By-law requires a Minimum Lot Width of 18.0 m.



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For More Information:

The Township Municipal Offices have restricted access to the Public due to the COVID-19 pandemic. Members of the Public are encouraged to contact Township Staff to secure more information about the proposed planning applications, and/or, to learn more about the Public Meeting process and how to be engaged in the review / decision making process.

Technical reports submitted by the Owner in support of the proposed Consent Application and Minor Variance Application have been posted onto the Township's website [www.northdumfries.ca]. To view / download these reports, please access the Planning home page and follow the link to current planning applications. "1410 Wrigley Road" icon will be one of the listed current planning applications.

For more information about this matter, including information about appeal rights, please contact Sarah Hague via Phone: (519) 632-8800, Fax: (519) 632-8700 or E-Mail: shague@northdumfries.ca during regular business hours, Monday to Friday, between 8:30 am and 4:30 pm

Important Information About Making a Submission and Appeals

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposal, you make a written request to the Secretary-Treasurer of the Committee of Adjustment, Township of North Dumfries, North Dumfries Community Complex, 2958 Greenfield Road, P.O. Box 1060, Ayr, Ontario N0B 1E0 or via Email: clerk@northdumfries.ca

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed application does not make an oral or written submission to the Committee of Adjustment before it gives or refuses to give an approval, the Local Planning Appeal Tribunal may dismiss the appeal.

Please note that under the Freedom of Information and Protection of Privacy Act, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in the submission will become part of the public record files for this matter and will be released, if requested, to any person.

Dated: March 30, 2021

APPENDIX A PARTICIPATION IN A VIRTUAL STATUTORY PUBLIC MEETING

Due to the COVID-19 Pandemic, the Committee of Adjustment Hearing scheduled for April 27th, 2021 to deal with Minor Variance Application A-06/21 and Consent Application B-01/21 will be virtual meeting only. Public attendance at the Township Municipal Office will not be permitted.

Below is information on how you can submit comments, view or participate in the meeting. You may also contact the Committee of Adjustment Secretary-Treasurer by sending an email to clerk@northdumfries.ca or by phone at 519-632-8800 ext. 122 if you have any questions.

HOW TO PARTICIPATE

As in-person Public Meetings are not an option at this time, you can view or participate in the meeting as follows:

1. **Watch the livestream** via the Township of North Dumfries YouTube site. Members of the public are invited to view this open meeting electronically by accessing the meeting stream at: <https://calendar.northdumfries.ca/council>. Under the Video column, click on the link for the meeting date that you wish to watch. Note – you do not need a YouTube account to watch the livestream. You cannot directly participate in the Public Meeting via the livestream YouTube feed. **This is for viewing only.**

2. **To participate directly in the Public Meeting**, please **REGISTER** with the Committee of Adjustment Secretary-Treasurer **on or before 12 Noon on Monday, April 26, 2021.** To register, please email clerk@northdumfries.ca or phone 519-632-8800 ext.122. When registering you must provide your name, phone number, email address and the application number you would like to comment on. Once you are registered, the Committee Secretary-Treasurer will forward information on how to connect to the Zoom meeting (ie: Zoom meeting link or conference call number)

If you are unsure whether or not you would like to speak at the Public Meeting but want to listen and have the option to comment on a particular application, please register with the Committee Secretary-Treasurer. You will not be required to speak if you do not want to.

3. If you would like **to comment on a particular application but are not available to attend the Public Meeting virtually**, you can submit a letter by mail; deliver the letter to the Township Municipal Office (there is a drop box outside the main entry door); or, submit an email to clerk@northdumfries.ca. Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.