



**NOTICE OF STATUTORY PUBLIC MEETING**  
**Proposed Zoning By-law Amendment Application ZC-01/20 and**  
**Draft Plan of Subdivision Application 30T-20301**  
**1940 Wrigley Road, North Dumfries**

**TAKE NOTICE** that the Township of North Dumfries and the Region of Waterloo have received “complete applications” for a proposed Zoning By-law Amendment and Draft Plan of Subdivision located at 1940 Wrigley Road, Township of North Dumfries. A location map showing the extent of the affected lands and the proposed Draft Plan of Subdivision is attached for reference purposes.

Township Council will hold a Statutory Public Meeting in accordance with the Planning Act, as amended, to consider the merits of a Zoning By-law Amendment and Draft Plan of Subdivision filed by Andrew Head of Dryden, Smith & Head Planning Consultants, Ltd. on behalf of Cambridge Aggregate Services.

**Please note that because of the COVID-19 pandemic this will be a 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.**

<b>Application(s)</b>	<b>Zoning By-law Amendment ZC-01/20 Draft Plan of Subdivision 30T-20301</b>
Related Application(s)	n/a
Owner(s):	Cambridge Aggregate Services
Applicant / Agent	Andrew Head of Dryden, Smith & Head, Planning Consultants, Ltd.
Legal Description:	Part of Lot 3 - Concession 8
Civic Address:	1940 Wrigley Road, Ayr, Township of North Dumfries
Assessment Roll No:	300 101 000 503 903
<b>Public Meeting (Date/ Time)</b>	<b>Public Meeting – Monday, August 10, 2020 at 7:00 p.m.</b>
<b>Location:</b>	<b>Virtual Meeting - See Appendix A as to how to participate in the virtual meeting.</b>

**PURPOSE OF STATUTORY PUBLIC MEETING**

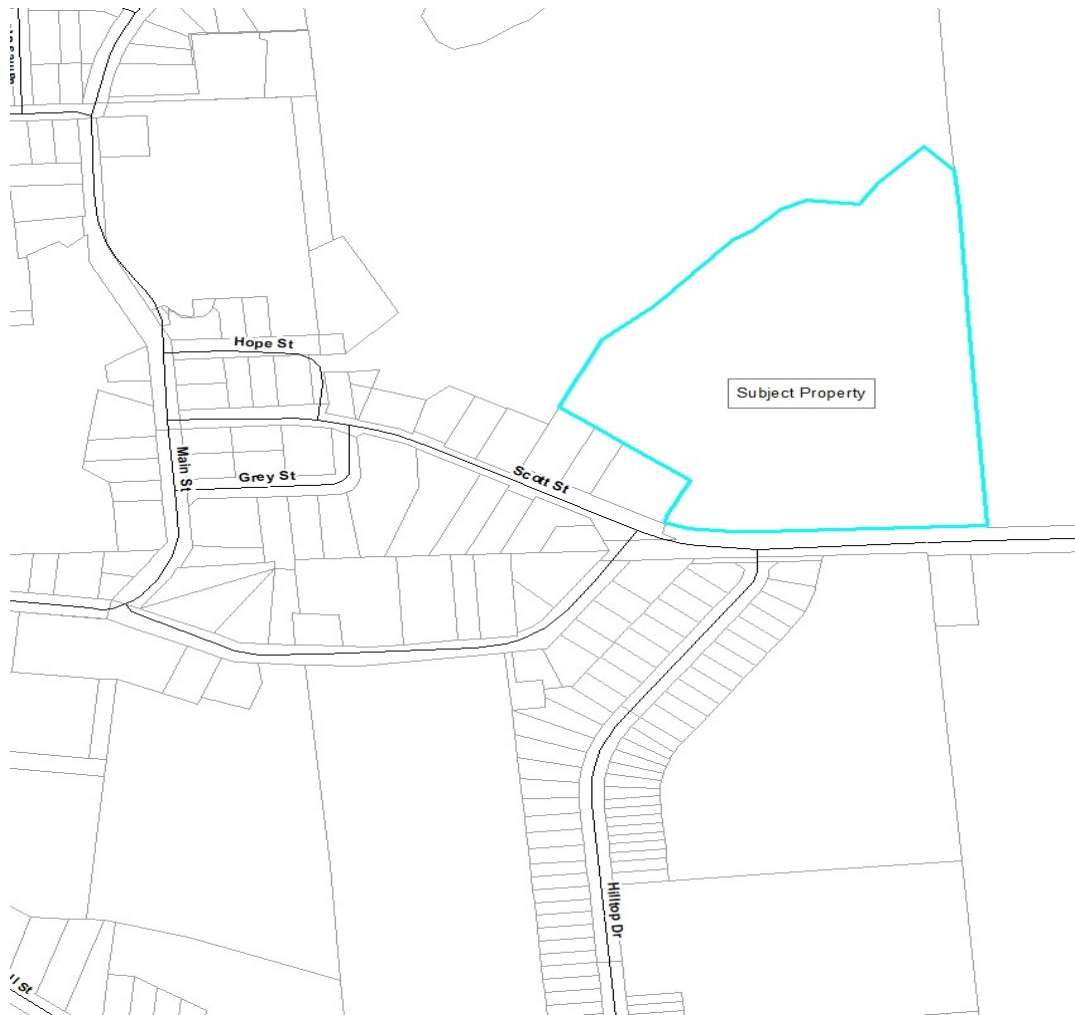
The purpose of the Public Meeting is to present background information and to receive public and agency input on the development proposal. Any person may participate in the virtual Statutory Public Meeting (see Appendix A to this Notice) and/or provide written comments on the proposal and/or may make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

**Notice of Public Meeting  
Cambridge Aggregate Services – Proposed Plan of Subdivision / Zoning By-law Amendment  
File Nos. 30T-20301 and ZC-01/20**

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**LOCATION OF THE PROPOSED DEVELOPMENT**

The lands subject to the proposed plan of subdivision and zoning by-law amendment are located in Part of Lot 3, Concession 8, Township of North Dumfries. The lands are identified with the civic address of 1940 Wrigley Road, and is situated within the Community of Ayr. The property is generally opposite the intersection of Hilltop Drive / Scott Street and the Ayr Fire Station.



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**PURPOSE AND EFFECT OF THE PLANNING APPLICATIONS**

Application (File No. ZC-01/20) has been made to the Township of North Dumfries for an Amendment to General Zoning By-law No. 689-83, and an Application (File No. 30T-20301) has been made to the Region of Waterloo for a Draft Plan of Subdivision. The subject lands consisting of 8.7 hectares (21.6 acres) parcel land are located at 1940 Wrigley Road, Township of North Dumfries.

The proposed plan of subdivision contemplates a hierarchy of residential lots comprised of single detached dwelling units, semi-detached dwelling units, townhouse units and stacked townhouse condominium units along with a park block and two walkway blocks. The development proposal contemplates one internal road accessing Scott Street, at the Hilltop Drive / Scott street intersection. Access to all of the proposed residential lots will be from the internal road system. A second access for emergency vehicles is proposed through to Scott Street at a location opposite the Fire Station. The development will be serviced by municipal water and sanitary services.

The plan of subdivision proposes at total of 174 residential dwelling units comprised of:

- 79 single detached dwellings;
- 30 semi-detached dwellings;
- 37 on-street townhouse dwellings; and,
- 28 stacked condominium townhouse dwelling units.

A parkette with an area of 0.426 ha is proposed within the plan of subdivision along with two walkway blocks.

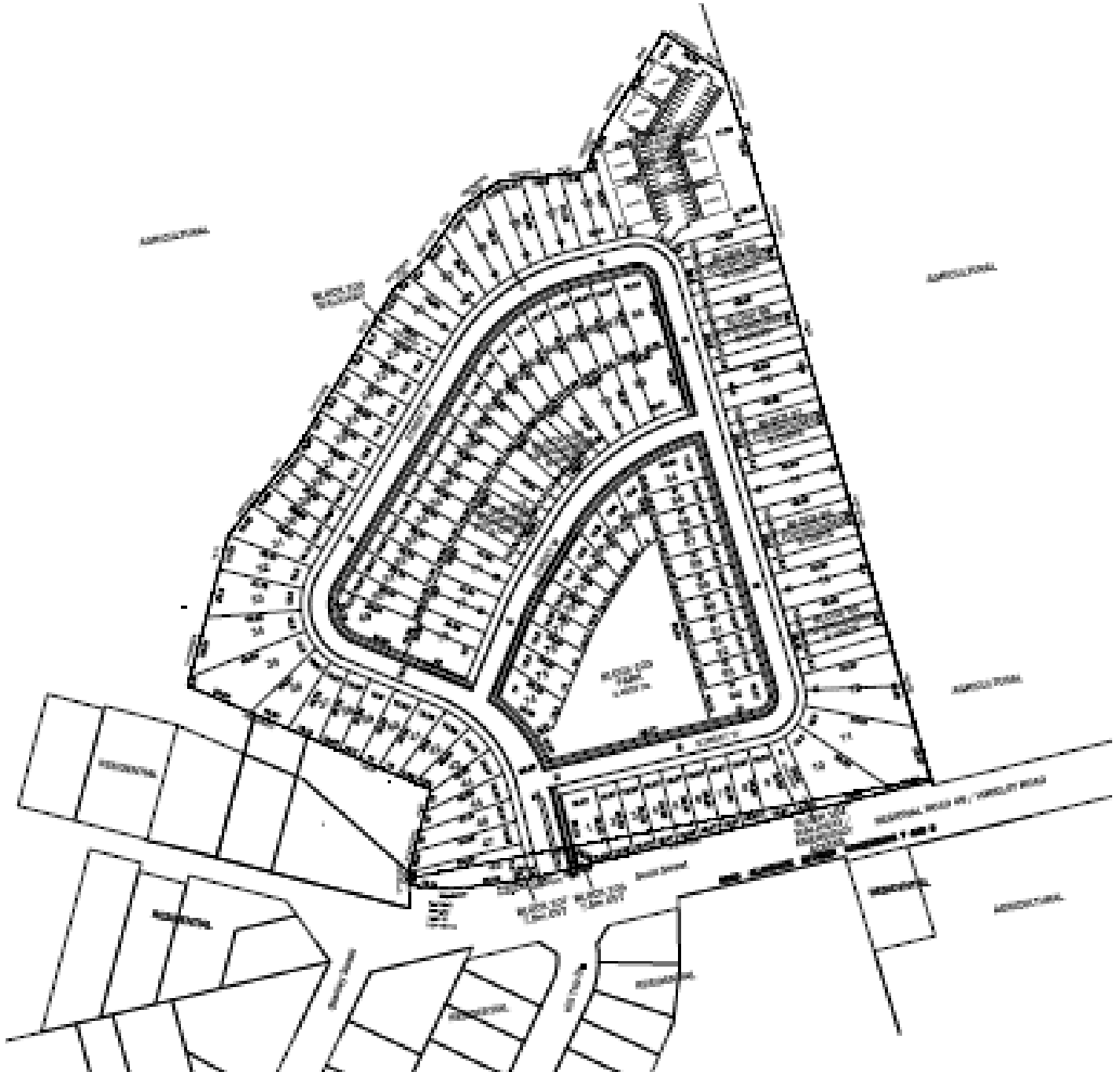
The proposed plan of subdivision is attached on the next page for reference purposes.

The applicant is proposing to rezone the property from Z.14 (Aggregate Extraction) to Zone 4d (Residential) with an exception provision and Z.12 (Open Space). The exception provision would be tailored to the residential development to recognize site specific zone standards and regulations. The proposed Zone Changes are designed to implement the range of uses contemplated within the plan of subdivision.

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Proposed Plan of Subdivision:



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**FOR MORE INFORMATION**

The Township Municipal Offices have restricted access attributed 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 plan of subdivision and zoning by-law amendment 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." The Cambridge Aggregates Services icon will be one of the listed current planning applications.

For more information about this matter, including information about appeal rights, please contact Shahid Mughal via Phone: (519) 632-8800, Fax: (519) 632-8700 or Email: [smughal@northdumfries.ca](mailto:smughal@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 a person or public body does not make oral submissions at the public meeting or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Regional Municipality of Waterloo to the Local Planning Appeal Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of North Dumfries to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Dumfries before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of North Dumfries before the zoning by-law amendment is passed, and make submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in opinion of the Tribunal, there are reasonable grounds to do so.

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.

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**PROVIDING COMMENTS AND REQUESTING FURTHER NOTIFICATION**

The purpose of the public meeting is to present information and to receive input on the proposal. Any person or agency may attend the meeting virtually, provide written comments on the proposal and/or may make verbal representation virtually at the time of the meeting.

You may provide comments about the proposed changes in writing to the Township. Any comments received on or before 4:30pm August 10, 2020 will be presented at the public meeting. Any comments received after the meeting, but prior to Township Council and/or the Region of Waterloo making a decision on the two planning applications, will be considered.

This information is collected and maintained for creating a record that is available to the public. Please note that while the Township may redact personal information such as your email addresses and phone number, your submissions will otherwise be made public in its entirety.

Should you wish to be notified of future meetings, reports or a decision regarding this application, please:

- Submit a written request, noting that you wish to be kept informed, to the Township of North Dumfries Planning Department, 2958 Greenfield Road, Ayr, ON, N0B 1E0;
- Email your request noting that you wish to be kept informed to Shahid Mughal, Township Planner at [smughal@northdumfries.ca](mailto:smughal@northdumfries.ca)

**Approval Authority (Draft Plan of Subdivision)**

The Regional Municipality of Waterloo is the approval authority for the Draft Plan of Subdivision. If you wish to be notified of the decision of the approval authority in respect to the subdivision, you must make a written request to the Regional Municipality of Waterloo, Community Planning, 8<sup>th</sup> Floor, 150 Frederick Street, Kitchener, Ontario, N2G 4J3 (to the attention of Matthew Colley, Planner [mcolley@regionofwaterloo.ca](mailto:mcolley@regionofwaterloo.ca))

Date: July 17<sup>th</sup>, 2020

## **APPENDIX A**

### **PARTICIPATION IN A VIRTUAL STATUTORY PUBLIC MEETING**

Due to the COVID-19 Pandemic, the Council meeting scheduled for August 10<sup>th</sup>, 2020 to deal with Zoning By-law Amendment Application ZC-01/20 and Draft Plan of Subdivision 30T-20301 will be a 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 Clerk by sending an email to [clerk@northdumfries.ca](mailto: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 a practical 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 Clerk **on or before 12 Noon on Friday, August 7<sup>th</sup>, 2020**. To register, please email [clerk@northdumfries.ca](mailto: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 Clerk 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 Clerk. 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](mailto:clerk@northdumfries.ca). Any correspondence submitted will be provided to Council and will form part of the public record.