



**NOTICE OF STATUTORY PUBLIC MEETING**  
**Zoning By-law Amendment Application**  
**File No. ZC-07/22**  
**1589 Roseville Road, Township of North Dumfries**

**TAKE NOTICE** that the Council for The Corporation of the Township of North Dumfries (the “Township”) will be considering the following proposed Zoning By-law Amendment to General Zoning By-law 689-83 under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13. The Meeting will be convened on **Tuesday September 27<sup>th</sup>, 2022 at 7:00 pm.**

**Please note that because of the COVID-19 pandemic this will be a hybrid Council Meeting. Interested members of the Public have the option of either attending the Meeting in-person or alternatively to connect to the meeting through a virtual electronic platform.**

Information in terms of how to register and participate through the virtual meeting platform, if that engagement option is selected, 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 if you wish to participate in the Meeting through a remote connection.

<b>Application(s)</b>	<b>Zoning By-law Amendment ZC-07/22</b>
Related Application(s)	PC-11/22
Owner(s):	Dwayne & Silvana Tobin
Applicant / Agent	Scott Patterson, Patterson Planning Consultants Ltd
Legal Description:	Pt Lot 19, Concession 11
Civic Address:	1589 Roseville Road, Township of North Dumfries
Assessment Roll No.:	300103000423902
<b><u>Public Meeting:</u></b>	<b><u>Tuesday September 27<sup>th</sup>, 2022 at 7:00 pm</u></b>
Location:	<b>In-Person Participation:</b> 2958 Greenfield Road, North Dumfries Community Complex, Dumfries Room, Ayr <b>Virtual Meeting Participation:</b> 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 hybrid Statutory Public Meeting by attending in-person or virtually (see Appendix A to this Notice for directions to participate virtually) and/or provide written comments on the proposal and/or may make verbal representation at the time of the meeting.

**Location & Property Context:**

The subject property is located west of the intersection of Edworthy Side Road and Roseville Road.

The subject property is municipally addressed as 1589 Roseville Road and is approximately 1.22 acres (4,942 m<sup>2</sup>) in size.

The subject property consists of a one-storey single detached dwelling, swimming pool, accessory building (pool house), and a 10-car garage/storage building. The property is accessed through Roseville Road and serviced by a private well and septic system. Surrounding land use activities are primarily agriculture and residential.

**Key Map – Location of Property**





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**Purpose and Effect of the Planning Application:**

The purpose of the Zoning By-law Amendment application (File No. ZC-07/22) is to remove the permitted uses of site-specific exemption 20.1.10 from the subject property to remove the commercial related land use activities, and, to add new exemption provisions to recognize the existing accessory buildings located on the subject property. The intent of the Amendment, in part, is to scope the permitted uses on the property to residential land use activities and ancillary / accessory uses. A zoning sketch is attached to this Notice to illustrate the setback / coverage of the existing accessory buildings situated on the property.

The subject property is currently zoned as Zone Z.3 (Rural Residential) with exemption 20.1.10. Exemption 20.1.10 is as follows:

*Notwithstanding any other provisions of this By-law, the lands illustrated on the map forming Schedule 'A', Section 20.1.10 of this By-law may be used for the following specific uses in addition to those uses permitted in the zone within which the parcel lies:*

- a) indoor storage and service and office use subject to the following:*
- b) all uses permitted by this By-law as additional permitted uses shall be conducted entirely within the buildings existing on the lands as shown on the map forming Schedule 'A', Section 20.1.10 of this By-law, together with approved area for parking and access thereto and no additions, extension, or enlargements of the said existing buildings shall be permitted nor shall additional buildings be constructed in connection with such additional permitted uses.*

The subject property currently consists of two accessory buildings. The western building is 9.16 m x 38.56 m (30.05 ft x 126.50 ft) and 353.7m<sup>2</sup> (3,807.19 ft<sup>2</sup>) in size. The overall height of the western building is 5.13 m (16' – 10" ft).

The eastern accessory building (pool house) is 6.82 m x 3.72 m (22.37 ft x 12.20 ft) and 25.37 m<sup>2</sup> (273.08 ft<sup>2</sup>) in size.

The Applicant proposes an amendment to the site-specific exemption to:

- Remove the existing permitted uses of exemption 20.1.10 and add new exemption provisions to recognize the following:
  - Permit a maximum floor area of all accessory buildings to be 7.7% whereas Section 8.3.7 a) of General Zoning By-law 689-83 permits a maximum of 4%
  - Permit the 0 m rear yard setback of the existing pool house accessory building whereas Section 6.4.2 of General Zoning By-law 689-83 requires a minimum rear yard setback of 1 m
  - Recognize the side yard setback of the existing accessory building (former garage)
  - Recognize the existing accessory buildings to be accessory to the residential use only

**For More Information:** Members of the Public are encouraged to contact Township Staff to secure more information about the proposed planning application, and/or, to learn more about the Public Meeting process and how to be engaged in the review / decision making process.

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For more information about this matter, including information about appeal rights, please contact Christina Blazinovic via Phone: (519) 632-8800 ext 131, Fax: (519) 632-8700 or E-Mail: [cblazinovic@northdumfries.ca](mailto:cblazinovic@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 Township Council in respect of the proposal, you must make a written request to the Township Clerk, Ashley Sage, 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](mailto:clerk@northdumfries.ca)

If a person or public body that files an appeal of a decision of Council in respect of the proposed application does not make an oral or written submission to Council before it gives or refuses to give an approval, the Ontario Land 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.

**Providing Comments and Requesting Further Notification:**

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

You may provide comments about the proposed planning application in writing to the Township. Any comments received **on or before 4:30 p.m. Tuesday September 27<sup>th</sup>, 2022** will be presented at the Public Meeting. Any comments received after the meeting, but prior to Council making a decision on the planning applications, will be considered in a future Report to Council on the disposition of this matter.

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, P.O. Box 1060, Ayr, ON, N0B 1E0;

Email your request noting that you wish to be kept informed to [planning@northdumfries.ca](mailto:planning@northdumfries.ca)

Dated: September 1<sup>st</sup>, 2022

**APPENDIX A**  
**PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING**

Due to the COVID-19 Pandemic the Council meeting scheduled for September 27<sup>th</sup>, 2022 to deal with Zoning By-law Amendment Application ZC-07/22 will be a hybrid meeting where members of the Public can decide whether to attend in-person or opt to appear virtually.

**HOW TO PARTICIPATE**

If you decide to attend the Statutory Public Meeting virtually rather than in-person, you can view or participate in the meeting as follows:

Below is information on how you can submit comments, view, or participate in the meeting. You may also contact the Township 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**

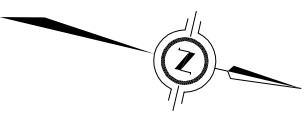
If you decide to attend the Statutory Public Meeting virtually rather than in-person, you can view or participate in the meeting as follows:

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 Township Clerk, **on or before 6 pm on Monday September 26<sup>th</sup>, 2022**. 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's Division 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 Township 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 Township Council and will form part of the public record.

# ZONING SKETCH



REGIONAL ROAD No. 46

ROAD ALLOWANCE

(KNOWN AS ROSEVILLE ROAD)

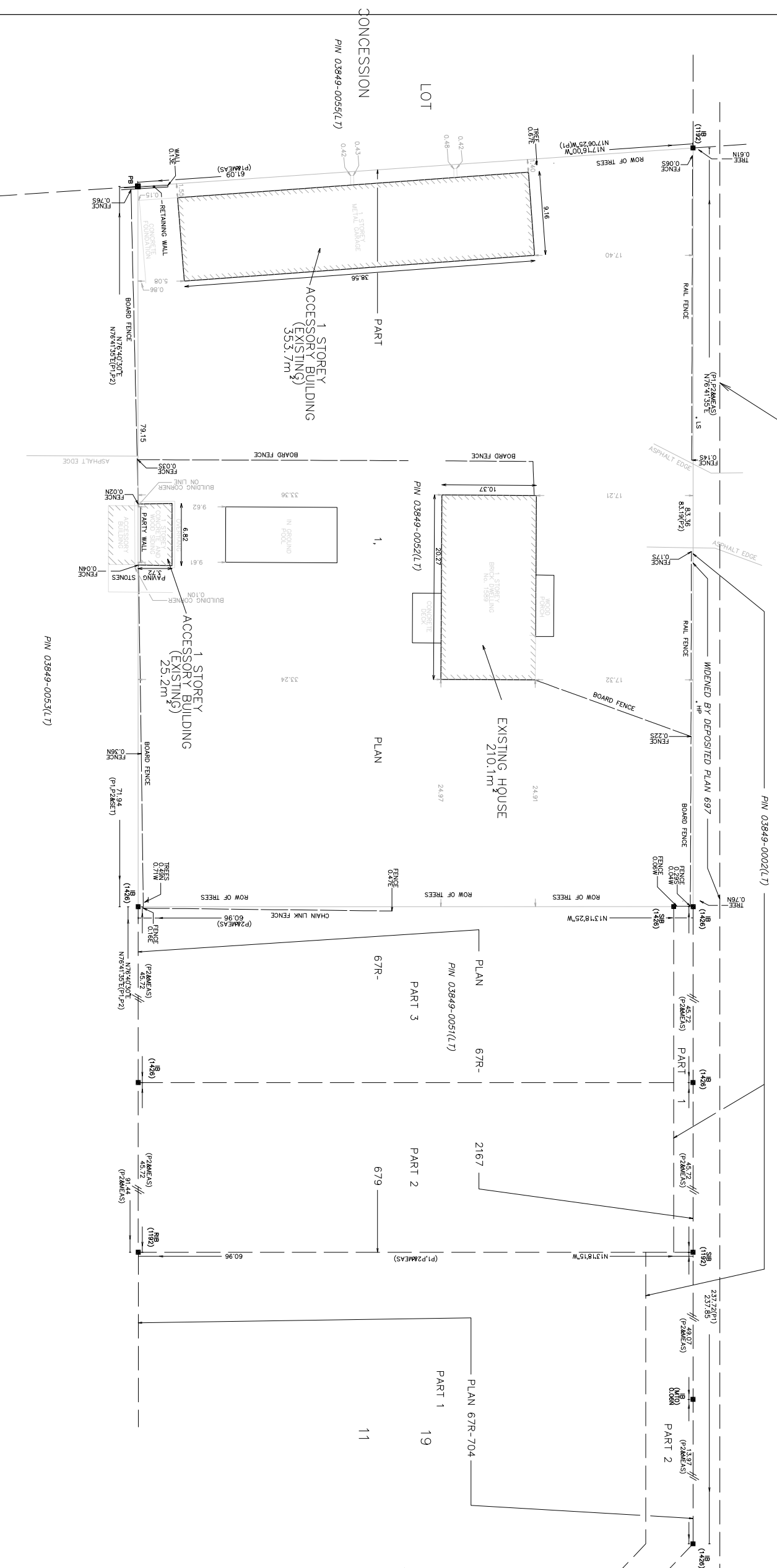
BETWEEN

CONCESSIONS

11

AND

12



SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF SURVEY OF  
PART OF LOT 19

CONCESSION 11  
TOWNSHIP OF NORTH DUMFRIES  
REGIONAL MUNICIPALITY OF WATERLOO  
SCALE 1 : 250

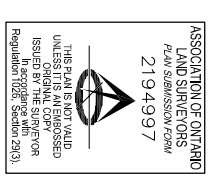


J.D. BARNES LIMITED  
© COPYRIGHT 2022  
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS; UTM ZONE 17, NAD83 (CSRS) (2011.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999877.  
FOR BEARING COMPARISONS, A ROTATION OF 0°23'57" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2.

### PART 2 - SURVEY REPORT

- DESCRIPTION
- PART OF LOT 19, TOWNSHIP OF NORTH DUMFRIES, PIN 03849-0055(L1)
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
- NONE REGISTERED ON TITLE
- BOUNDARY FEATURES
- FENCES AND BUILDING WALLS AS SHOWN ON FACE OF PLAN
- TREES AND ROWS OF TREES
- PLAN PREPARED FOR DWAYNE TORIN



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - DENOTES SHORT STANDARD IRON BAR
  - DENOTES IRON BAR
  - DENOTES IRON BAR
  - DENOTES FLASTIC BAR
  - DENOTES WITNESS
  - DENOTES J.D. BARNES LIMITED
  - DENOTES MINISTRY TRANSPORTATION AND COMMUNICATIONS
  - DENOTES J.D. BARNES LIMITED
  - DENOTES J.D. BARNES LIMITED
  - DENOTES PLAN 67R-679
  - DENOTES PLAN 67R-2167
  - DENOTES P2
- ALL SET, SSB AND PB MONUMENTS WERE USED DUE TO LACK OF ONE/BURIED AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF ORES 525/91.

### SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON JUNE 15, 2022.

JULY 13, 2022  
DATE  
ROD TORIN  
ONTARIO LAND SURVEYOR

**J.D. BARNES**  
SURVEYING  
LIMITED  
LAND INFORMATION SPECIALISTS  
427 KING ST. E. #100, KITCHENER, ON, N2P 2J9  
T: (519) 574-2210 F: (519) 650-9625 www.jdbarnes.com

DRAWN BY: DH  
CHECKED BY: RL  
REFERENCE NO.: 22-40-644-00  
FOOTED: 60113 DATE: 7/13/22