



NOTICE OF STATUTORY PUBLIC MEETING

Consent Applications B-06/23 and B-07/23

Minor Variance Applications A-15/23 and A-16/23

1820-1850 Whistle Bare Road, Township of North Dumfries

TAKE NOTICE that the Council (the “Committee”) for The Corporation of the Township of North Dumfries (the “Township”) will be considering the following Consent Applications (File Nos. B-06/23 and B-07/23) to create one new residential lot and one non-residential lot and Minor Variance Applications (File Nos. A-15/23 and A-16/23) to accommodate the change in lot width and size. The Meeting will be convened on **Monday January 29th, 2024 at 7:00 pm**. The four files will be held simultaneously in one Public Meeting as they represent an inter-related matter.

This Meeting will be a hybrid Committee 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.

Application(s)	Consent Applications B-06/23 and B-07/23 Minor Variance Applications A-15/23 and A-16/23
Related Application(s)	A-02/14, B-10/14, B-11/14, A-11/21
Owner(s):	Whistle Bare Golf Club Inc.
Applicant / Agent	MHBC Planning, Dave Aston
Legal Description:	Pt Lt 25-27 Con 12 North Dumfries Pt 4, 5 & 6, 67R1005 Except Pt 1 67R3157 & Pt 1 58R12972, As In WS682251; S/T 1496046, 1496047, ND17198; North Dumfries
Civic Address:	1820-1850 Whistle Bare Road, Township of North Dumfries
Assessment Roll No.:	300102000611200 & 300102000611000
<u>Public Meeting:</u>	<u>Monday January 29th, 2024 at 7:00 pm</u>
Location:	In-Person Participation: 2958 Greenfield Road, North Dumfries Community Complex, Dumfries Room, Ayr Virtual Meeting Participation: See Appendix “A” as to how to participate in the virtual meeting.

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Minor Variance Applications A-15/23 and A-16/23**

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 at the northwest corner of Dickie Settlement Road and Whistle Bare Road, known as the Whistle Bear Golf Club.

The subject property (Whistle Bear Golf Club) consists of two (2) MPAC rolls, municipally addressed as 1820 Whistle Bare Road and 1316 Dickie Settlement Road, as shown on the location map below.

The subject property is approximately 92.3 ha (228 acres) in size with a corresponding lot frontage of 569m (1866 ft) on Whistle Bare Road and approximately 950m (3116 ft) on Dickie Settlement Road.

The subject property is accessed through Whistle Bare Road as well as Dickie Settlement Road and consists of the following:

- a golf course (clubhouse, maintenance shop/golf cart storage building), municipally addressed as 1316 Dickie Settlement Road.
- A two-storey single detached dwelling and accessory building, municipally addressed as 1820 Whistle Bare Road.
- A small contractors' yard for Regional Sewer and Watermain located west of the existing residence, municipally addressed as 1850 Whistle Bare Road.

The subject property is listed in the Township's Municipal Heritage Register.

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Figure 1: Key Map



Purpose and Effect of the Planning Applications:

Four complete Planning Act applications have been made to the Township of North Dumfries.

Consent Application (File No. B-06/23) proposes to sever the existing contractor's yard from the golf course to create a new non-residential lot. The proposed severance, if approved, would result in a lot frontage of 137.3 m (450 ft) onto Whistle Bare Road with a corresponding lot area of 0.78 ha (1.93 acres).

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The proposed severed lot consists of a small contractor's yard, municipally addressed as 1850 Whistle Bare Road. The use of a small contractor's yard was established through Minor Variance Application A-02/14. The contractor's yard, including vehicle repair, outdoor storage, and administrative offices is limited to an area occupying 0.78 hectares and has a 137 m frontage along Whistle Bare Road. The use of the area for the contractor's yard including the vehicle repair, outdoor storage and administrative offices, can only be utilized by "Whistle Bare Golf Course: and the business operations of "Regional Sewer and Watermain".

Consent Application (File No. B-07/23) proposes to sever the existing residential dwelling from the golf course to create one new agriculturally zoned residential lot. The proposed severance, if approved, would result in a lot frontage of 85.3 m (279 ft) onto Whistle Bare Road with a corresponding lot area of 0.41 ha (1 acre). The proposed severed lot consists of a two-storey single detached dwelling with an accessory garage, municipally addressed as 1820 Whistle Bare Road.

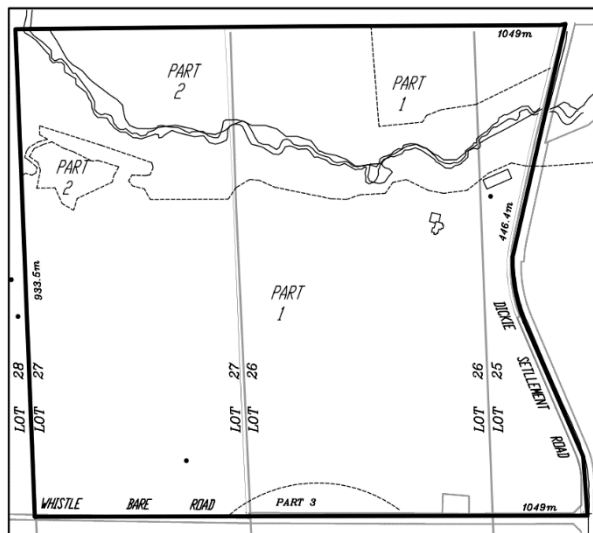
The retained lot consists of the golf course (clubhouse, maintenance shop/golf cart storage building) known as Whistle Bare Golf Club.

A concept sketch of the proposed severances is attached to this Notice for review.

The subject property is zoned Z.1 – Agriculture with site-specific zoning exemption 20.1.218. Site-specific exemption 20.1.218 is as follows:

- a) *Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A'-Section 20.1.218 of this By-law may be rezoned from Zone 1 - Z.1 Agricultural and Zone 14-Z.14 Gravel Pit to Zone 1-Z.1 Agricultural with the following site specific uses in addition to those permitted in Zone 1-Z.1:i) a golf course including a club house, associated parking and all ancillary uses normally associated with the operation of a golf course facility.*
- b) *The lands illustrated as Part 2 on the map forming Schedule 'A' – Section 20.1.218 of this By-law may be rezoned from Zone 1 –Z1 Agricultural to Zone 12-Z.12 Open Space with the following site specific uses being the only permitted uses:
 - i) *crossing of Blair Creek at existing location adjacent for golf course use as recognized within the Site Plan Control Agreement*
 - ii) *private conservation area*
 - iii) *wildlife sanctuary*No accessory uses, buildings or structures, and, no golf course activity other than that listed in Section 1.b)i) shall be permitted within lands illustrated as Part 2.*
- c) *The lands illustrated as Part 3 on the map forming Schedule 'A'-Section 20.1.218 of this By-law may be rezoned from Zone 14-Z14 Gravel Pit to Zone 1-Z.1 Agricultural.*

Figure 2: Exemption Schedule 20.1.218



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A concept sketch of the proposed severances is attached to this Notice for review.

The Applicant has simultaneously applied for two **Minor Variance Applications (File Nos. A-15/23 and A-16/23)** to accommodate the change in lot area and lot frontage of the proposed lots associated with Consent Applications B-06/23 and B-07/23.

The following minor variances are being requested for the non-residential lot (**File No. A-15/23, 1850 Whistle Bare Road**) by the Owner from General Zoning By-law 689-83 as set out below:

1. Section 7.2.1 of General Zoning By-law 689-83 establishes a minimum lot area of 35 ha (86.5 acres) for the Z.1 zone classification. The Owner seeks relief from this provision to permit a minimum lot area of 0.78 ha (1.93 acres).
2. Section 7.2.2 of General Zoning By-law 689-83 establishes a minimum lot frontage of 230 m (754.6 ft) for the Z.1 zone classification. The Owner seeks relief from this provision to permit a minimum lot frontage of 137.3 m (450 ft).

The following minor variances are being requested for the residential lot (**File No. A-16/23, 1820 Whistle Bare Road**) by the Owner from General Zoning By-law 689-83 as set out below:

1. Section 7.2.1 of General Zoning By-law 689-83 establishes a minimum lot area of 35 ha (86.5 acres) for the Z.1 zone classification. The Owner seeks relief from this provision to permit a minimum lot area of 0.41 ha (1 acre).
2. Section 7.2.2 of General Zoning By-law 689-83 establishes a minimum lot frontage of 230 m (754.6 ft) for the Z.1 zone classification. The Owner seeks relief from this provision to permit a minimum lot frontage of 85.3 m (279 ft).

For More Information:

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/drawings submitted by the Owner in support of the proposed Applications 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 "1820-1850 Whistle Bare Road" icon will be one of the listed current planning applications.

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 during regular business hours, Monday to Friday, between 8:30 am and 4:30 pm.

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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 must make a written request to the Secretary-Treasurer of the Committee of Adjustment, Township of North Dumfries, 106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, Ontario N0B 1E0 or via Email: clerk@northdumfries.ca.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may file an appeal within 20 days of the making of the decision. 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 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. Monday January 29th, 2024** will be presented at the Public Meeting. Any comments received after the meeting, but prior to the Committee of Adjustment making a decision on the planning application, will be considered in a future Report to Committee 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, 106 Earl Thompson Road, 3rd Floor, P.O. Box 1060, Ayr, ON, N0B 1E0;
- Email your request noting that you wish to be kept informed to Christina Blazinovic, Planner I / GIS Technician at cblazinovic@northdumfries.ca

Dated: January 9th, 2024

APPENDIX A PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for January 29th, 2024, to deal with Consent Applications B-06/23 and B-07/23 and Minor Variance Applications A-15/23 and A-16/23 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 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

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 Committee of Adjustment Secretary-Treasurer **on or before 6 pm on Monday January 29th, 2024**. 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 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.