



**NOTICE OF STATUTORY PUBLIC MEETING  
Monday, February 28, 2022 at 7:00 p.m.**

**Proposed Zoning Bylaw Amendment (File No. ZC-05/21)**

**TAKE NOTICE** that the Township of North Dumfries has received a “complete application” for a proposed Zoning By-law Amendment Application (File No ZC-05/21) for the lands municipally addressed as 197 – 211 Northumberland Street, Township of North Dumfries.

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 application filed by Douglas W. Stewart of IBI Group, Inc., on behalf of 2670787 Ontario, Inc. (c/o Robert Deutschmann and Jure Kovacevic.)

**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 (File No: ZC-05/21)</b>
Related Application(s)	Nil
Owner(s):	2670787 Ontario, Inc. (c/o Robert Deutschmann and Jure Kovacevic)
Applicant / Agent	Douglas W. Stewart, IBI Group
Legal Description:	PLAN 550 LOT 1 and Part of Lot 2
Civic Address:	197 – 211 Northumberland Street, Township of North Dumfries
Assessment Roll No:	300101000201500, 300101000201400, 300101000201330, 300101000201325
<b>Public Meeting (Date/ Time)</b>	<b>Public Meeting – Monday, February 28, 2022 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.

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**LOCATION OF THE PROPOSED DEVELOPMENT**

The subject lands are located to the east of the Northumberland Street and Broom Street Intersection in the Ayr, Township of North Dumfries.

The subject lands comprise four parcels, as illustrated on the location map below.

The subject lands municipally addressed as 197 and 205 Northumberland Street contain single-detached dwellings, and 207 and 211 Northumberland Street are currently vacant.

The four parcels will be merged into one parcel to facilitate the proposed development and referred to as 197- 211 Northumberland Street in this public meeting notice.

The subject lands are approximately 4,818 sq. m (1.190 acres) in size, with a corresponding lot frontage of 64.22 metres (211 ft) along Northumberland Street. The lands are serviced by municipal water and sewer system.



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**PURPOSE AND EFFECT OF THE PLANNING APPLICATION**

The purpose of the Zoning By-Law Amendment application (ZC-05/21) is to facilitate the construction of the proposed back-to-back and stacked townhouses at the property municipally addressed as 197-211 Northumberland Street.

The subject property is currently zoned Zone Z.4 (Urban Residential), which does not permit multi-residential/townhouses. The Applicant seeks site specific zone standards and associated regulations to facilitate the proposed development. The Applicant proposes to rezone the subject property from Zone Z.4 to Zone Z.5 (Urban Residential) with site-specific zoning to facilitate the development of proposed back-to-back and stacked townhouses, building setbacks, height, off-street parking requirements, etc.

The Applicant proposes 41 dwelling units consisting of 20-units back-to-back stacked townhouse block oriented toward Northumberland Street and 21-units triple stacked townhouse block to the rear portion of the subject lands, as illustrated on the 3D view below and proposed Concept Plan identified on the next page.

The two blocks of back-to-back and stacked townhouses are proposed to be three and a half-storey buildings with a corresponding maximum height of 14.26 metres (46.78 ft).

The Applicant proposes 82 parking spaces to provide off-street parking for residents and visitors to the development. A greenspace / amenity area is proposed in the approximate centre of the development. One access driveway is proposed to the development, opposite the Broom Street / Northumberland Street intersection. The proposed residential dwellings will be serviced by municipal water and sanitary sewer services.

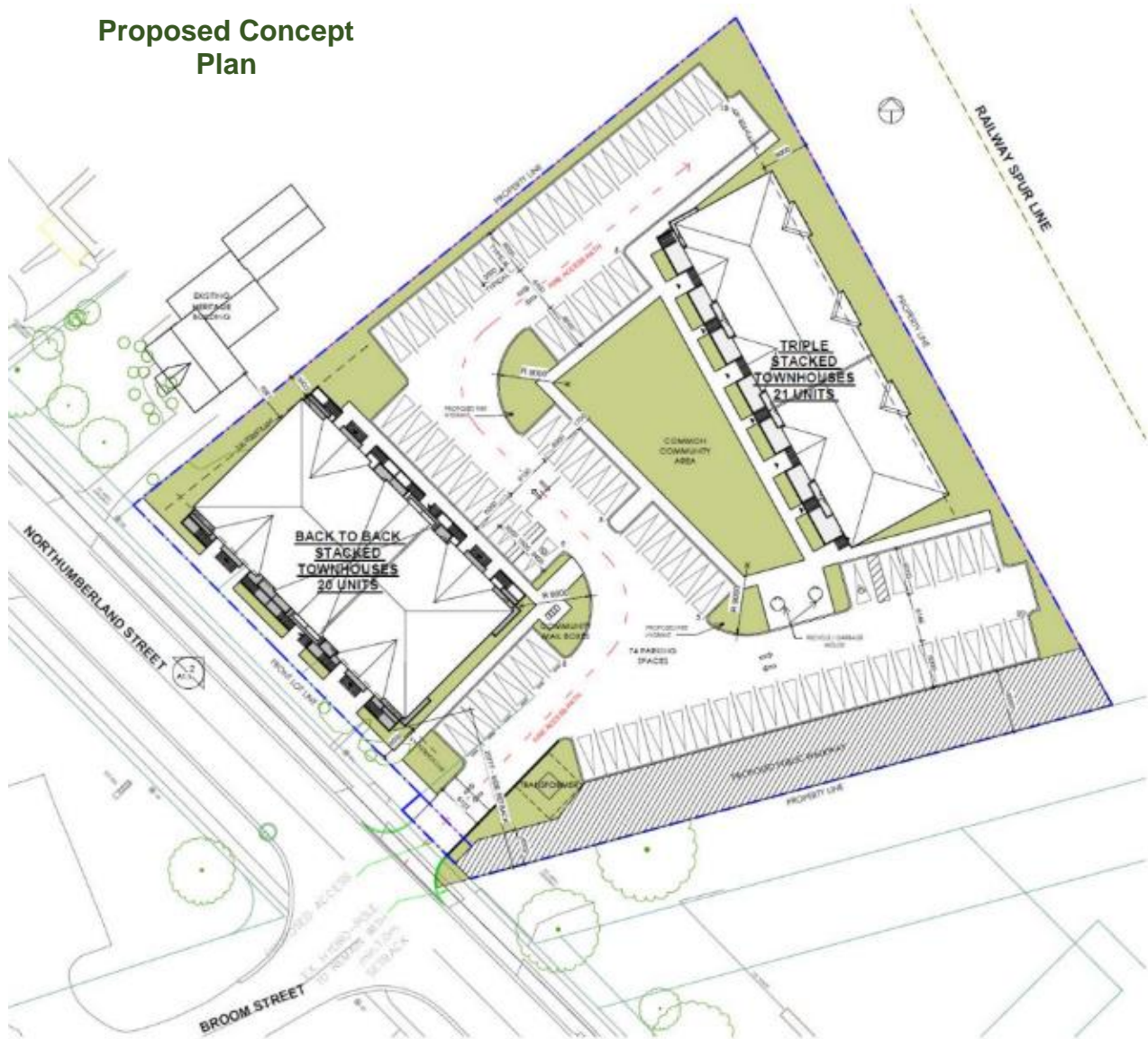
The existing single-detached dwelling units and the accessory shed are proposed to be demolished to accommodate the proposed development.



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**Proposed Concept  
Plan**



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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 zoning by-law amendment and Consent 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 "197-211 Northumberland Street – ZBA Application" icon.

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 would otherwise have an ability to appeal the decision of the Council of the Township of North Dumfries to the Ontario Land 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, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land 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 4:30 p.m. Friday, February 25<sup>th</sup>, 2022** will be presented at the Public Meeting. Any comments received after the meeting, but prior to Township Council making a decision on the planning application, 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).

Date: January 28<sup>th</sup>, 2022

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## APPENDIX A

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

Due to the COVID-19 Pandemic, the Council meeting scheduled for February 28<sup>th</sup>, 2022 to deal with Zoning By-law Application (File No. ZC-05/21) 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 7:00 p.m. on Sunday February 27<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 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.