



## NOTICE OF STATUTORY PUBLIC MEETING

**Consent Applications B-06/24 and B-07/24**

**Minor Variance Applications A-10/24, A-11/24 and A-12/24**

**37 Newell Street, 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 two Consent Applications (File Nos. B-06/24 and B-07/24) to create two new residential lots and three Minor Variance Applications (File Nos. A-10/24, A-11/24 and A-12/24) to seek relief from the minimum lot width and area requirements of the proposed severed lots and accessory building requirements for the retained lot. The Meeting will be convened on **Tuesday October 22<sup>nd</sup>, 2024 at 6:00 pm**. The five 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.

<b>Application(s)</b>	<b>Consent Applications B-06/24 and B-07/24 Minor Variance Applications A-10/24, A-11/24 and A-12/24</b>
Related Application(s)	N/A
Owner(s):	Guenther Haugner
Applicant / Agent	Andrew Head, DSH Planning Consultants
Legal Description:	Pt Lt 32 Pl 673 Ayr Pt 4, 67R1366; North Dumfries
Civic Address:	37 Newell Street, Township of North Dumfries
Assessment Roll No.:	300101000220400
<b><u>Public Meeting:</u></b>	<b><u>Tuesday October 22<sup>nd</sup>, 2024, at 6:00 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.

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**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 southwest corner of the intersection of Newell Street and James Street in Urban Ayr.

The subject property is approximately 1,753 m<sup>2</sup> (0.4 acres) in area with a corresponding lot frontage of approximately 30.5 m (100 ft) onto Newell Street and 56.2 m (184.3 ft) onto James Street.

The property is developed with an existing single-detached dwelling on municipal services. The location map below provides an aerial view of the subject property.

**Figure 1: Location Map**



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

Five complete Planning Act applications (two consent applications and three minor variance applications) have been submitted to the Township of North Dumfries.

**Consent Application (File No. B-06/24)** proposes to sever the subject property (37 Newell Street) to create one new residential lot for the development of a future single-detached dwelling. The severed lot is proposed to have a lot width of 15.79 m (51.8 ft) onto James Street and a lot area of 451.22 m<sup>2</sup> (4,856.89 ft<sup>2</sup>).

**Consent Application (File No. B-07/24)** proposes to sever the subject property (37 Newell Street) to create one new residential lot for the development of a future single-detached dwelling. The severed lot is proposed to have a lot width of 15.79 m (51.8 ft) onto James Street and a total area of 448.27 m<sup>2</sup> (4,825.13 ft<sup>2</sup>).

The retained lot (37 Newell Street) will have a lot width of 24.76 m (81.23 ft) onto James Street and a lot area of 715.28 m<sup>2</sup> (7,699.21 ft<sup>2</sup>). The property is currently developed with a single-detached dwelling and accessory buildings.

As part of the proposed severances, the lot frontage and exterior side yard of the retained lot will be reoriented. This adjustment will require minor variances to accommodate the current conditions of the property, specifically in relation to two existing accessory buildings and a deck.

A concept sketch of the proposed severances is included as the last page of this notice.

The Applicant has simultaneously applied for three **Minor Variance Applications (File Nos. A-10/24, A-11/24 and A-12/24)**.

The following minor variances are being requested for the proposed severed lot (**File No. A-10/24**) from General Zoning By-law 689-83 as set out below:

1. Section 8.3.1 of General Zoning By-law No. 689-83 requires a minimum lot area of 700 m<sup>2</sup>. The Owner seeks relief from this provision to permit a minimum lot area of 451.22 m<sup>2</sup>.
2. Section 8.3.2 of General Zoning By-law No. 689-83 requires a minimum lot width of 18 m. The Owner seeks relief from this provision to permit a minimum lot width of 15.79 m.

The following minor variances are being requested for the proposed severed lot (**File No. A-11/24**) from General Zoning By-law 689-83 as set out below:

1. Section 8.3.1 of General Zoning By-law No. 689-83 requires a minimum lot area of 700 m<sup>2</sup>. The Owner seeks relief from this provision to permit a minimum lot area of 448.27 m<sup>2</sup>.
2. Section 8.3.2 of General Zoning By-law No. 689-83 requires a minimum lot width of 18 m. The Owner seeks relief from this provision to permit a minimum lot width of 15.79 m.

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The following minor variances are being requested for the retained lot (**File No. A-12/24**) from General Zoning By-law 689-83 as set out below:

1. Section 6.4.1 of General Zoning By-law No. 689-83 establishes that no person shall erect or cause to be erected an accessory building within a required side yard or between any building lines established by this By-law. The Owner seeks relief from the provision to permit the two existing accessory buildings to remain within the existing side yard and building line.
2. Section 6.4.8 of General Zoning By-law No. 689-83 establishes that in Zone 4, no accessory building shall be located so that any part or parts of said accessory building is closer to the street line than the front wall of the principal or main building located on the same lot. The Owner seeks relief from this provision to permit the two existing accessory buildings to be located closer to the street line than the principal dwelling.
3. Section 6.5.1 of General Zoning By-law No. 689-83 establishes that no person shall construct or locate any building or structure between the street line or lines and any building line established by this By-law. The Owner seeks relief from this provision to permit an existing deck to be located within the established building line.
4. Section 6.6.1 of General Zoning By-law No. 689-83 establishes that no structure other than a permitted building shall be maintained or located within a daylight triangle and may not be greater than 0.75 m above the finished grade of either abutting street. The Owner seeks relief from this provision to permit the two existing accessory buildings to remain within the daylight triangle and be greater than 0.75 m in height.

**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 "37 Newell Street" 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](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 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

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North Dumfries, 106 Earl Thompson Road, 3<sup>rd</sup> Floor, P.O. Box 1060, Ayr, Ontario N0B 1E0 or via Email: [clerk@northdumfries.ca](mailto: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. Tuesday October 22<sup>nd</sup>, 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 these applications, 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, 3<sup>rd</sup> 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](mailto:cblazinovic@northdumfries.ca).

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Dated: October 4<sup>th</sup>, 2024

## APPENDIX A PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for October 22<sup>nd</sup>, 2024, to deal with Consent Applications B-06/24 and B-07/24 and Minor Variance Applications A-10/24, A-11/24 and A-12/24 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](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 Committee of Adjustment Secretary-Treasurer **on or before 5 pm on Tuesday October 22<sup>nd</sup>, 2024**. 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 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](mailto:clerk@northdumfries.ca). Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.