



## **NOTICE OF STATUTORY PUBLIC MEETING**

**Tuesday, April 26<sup>th</sup>, 2022 at 7:00 p.m.**

### **Consent Application File No. B-03/22 99 Stanley Street, Township of North Dumfries**

TAKE NOTICE that Council acting in their capacity as the Committee of Adjustment (the "Committee") for The Corporation of the Township of North Dumfries (the "Township") will be considering Consent Application (File B-03/22) to create a new lot.

**Please note that because of the COVID-19 pandemic this will be 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>Consent Application File No: B-03/22</b>
<b>Related Application(s)</b>	<b>Site Plan File: SP-03/20 Minor Variance Application File No: File No. A-09/21</b>
<b>Owner(s):</b>	2176640 ONTARIO, INC.
<b>Applicant / Agent</b>	Matthew Robson
<b>Legal Description:</b>	PLAN MUN LOTS 2 & 3 SS STANLEY ST PLAN MUN LOT 1 LOT 2 E/S SWAN ST RP67R838 PTS 1 & 2
<b>Civic Address:</b>	99 Stanley Street, Ayr, Township of North Dumfries
<b>Assessment Roll No.:</b>	3001 0100 0207 600
<b><u>Public Meeting:</u></b>	<b><u>Public Meeting - Tuesday, April 26, 2022 at 7:00 p.m.</u></b>
<b>Location:</b>	Virtual Meeting -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 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 Property:**

The subject property is located at the southeast corner of the intersection of Stanley Street and Swan Street in Downtown Ayr. The property is approximately 3822 sq. m in size, municipally known as 99 Stanley Street (formerly known as the Queen's Hotel).

The subject property currently consists of an office building with apartment units on the upper floors, parking facility, and the balance of the property is vacant, as shown on the location map below.

The property is currently accessed through two driveways, one off Stanley Street and the other on Swan Street. The property is serviced by municipal water and sewer system.

The Township has previously approved a Site Plan Application [File SP03/20] and a Minor Variance Application [File No. A-09/21] for the subject lands. The prior Applications were submitted in support of the Owner developing twenty-four (24) stacked townhouse dwelling units on the southerly part of the property located at 99 Stanley Street.



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

The purpose of the Consent Application (File No. B-03/22) is to sever the subject property into two lots to facilitate the pending redevelopment of the property.

It is proposed that each building, comprised of the existing mixed use building and the proposed stacked townhouse building will be on separate lots.

The proposed consent is technical in nature to provide separate services (sanitary, water, hydro) and property title to facilitate the proposed 24 unit stacked townhouse development.

The proposed retained lot identified as Part-1 on the consent sketch which forms part of this Notice represents the existing three storey building that frames the intersection of Stanley and Swan Streets.

The proposed retained lot will be comprised of the existing mixed-use building [law office and residential units on the upper floors], surface parking and an access driveway onto Stanley Street.

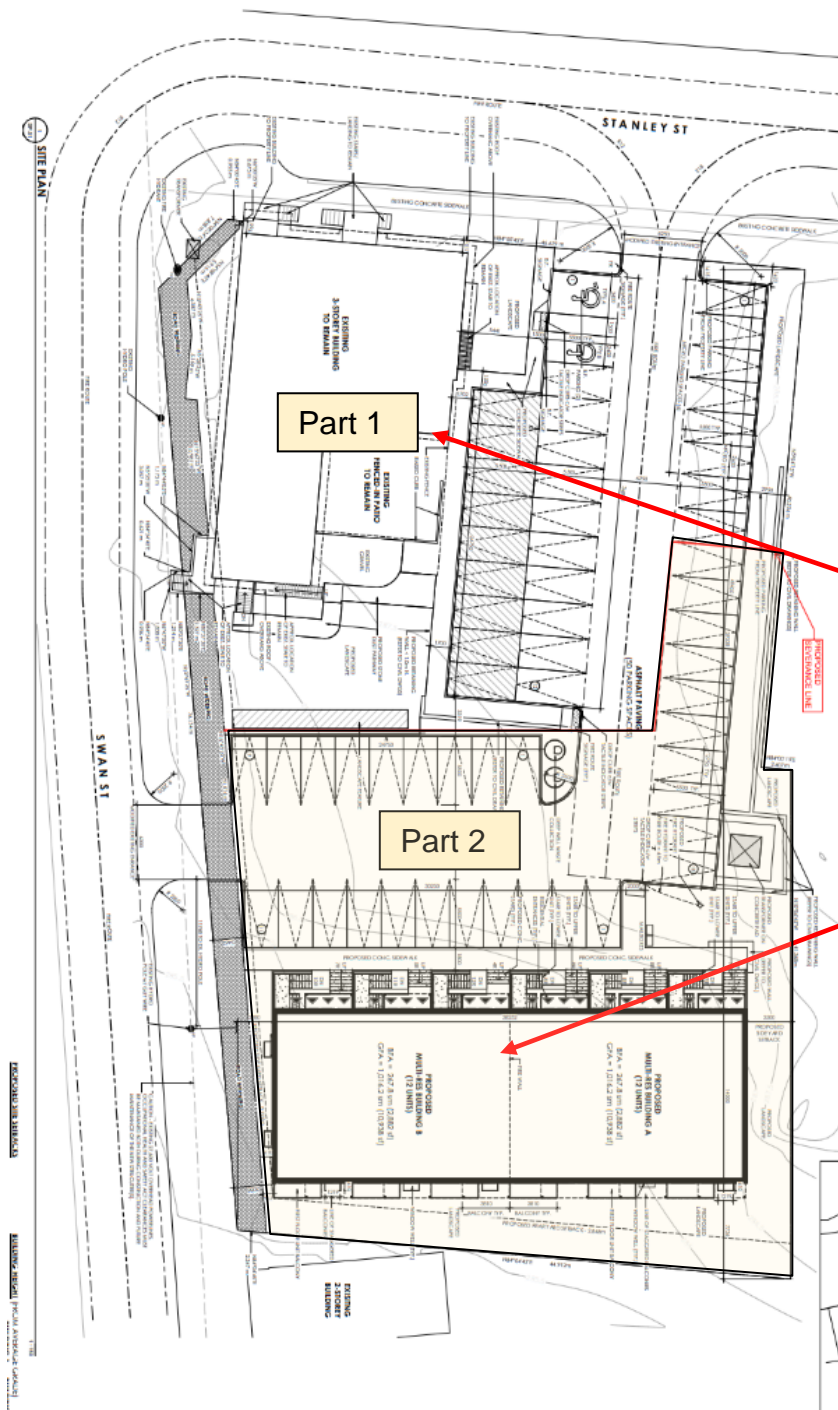
The proposed severed lot identified as Part-2 on the consent sketch which forms part of this Notice represents the future building site of the proposed twenty-four (24) stacked townhouse dwelling unit building.

The severed lot is proposed to be utilized for surface parking, an access driveway onto Swan Street, and, the future construction of the residential building.

The servicing/utilities and access easements across both the proposed retained and severed lots will be dealt with through a blanket easement across both of the proposed properties.

The necessary cross easements for maintenance, access, and drainage would be granted through the transfer to allow the overall site to operate as a single integrated parcel.

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**FOR MORE INFORMATION:**

The Township Municipal Offices have restricted access to the Public due 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 Consent Application 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." 99 Stanley Street – Consent Application" 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 E-Mail: [smughal@northdumfries.ca](mailto:smughal@northdumfries.ca) during regular business hours, Monday to Friday, between 8:30 a.m. and 4:30 p.m.

**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 make a written request to the Secretary-Treasurer of the Committee of Adjustment, 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 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 Local Planning Appeal 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.

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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. April 26, 2022** 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.

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).

Dated: April 8, 2022

## APPENDIX 'A' PARTICIPATION IN A VIRTUAL STATUTORY PUBLIC MEETING

Due to the COVID-19 Pandemic, the Committee of Adjustment Hearing scheduled for April 26, 2022 to deal with Consent Application B-03/22 will be 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 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**

As in-person Public Meetings are not an 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 Committee of Adjustment Secretary-Treasurer **on or before 7:00 p.m. on Monday, April 25, 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 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 (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 the Committee of Adjustment and will form part of the public record.