



**NOTICE OF STATUTORY PUBLIC MEETING  
TUESDAY MAY 17<sup>th</sup>, 2022 7:00 PM**

**Proposed Zoning By-law Amendment - File No. ZC-03/21  
Official Plan Amendment - File No. OPA-01/21  
Draft Plan of Subdivision - File No: 30T-21301 [Domm Lands]  
Draft Plan of Subdivision - File No: 30T-21302 [Hallman Lands]**

**Westwood Village Phase II**

**TAKE NOTICE** that the Township of North Dumfries and the Region of Waterloo have received “complete applications” for the proposed Zoning Bylaw Amendment Application [File No. ZC-03/21] and Official Plan Amendment Application [File No. OPA-01/21] and two Plan of Subdivision Applications [File Nos. 30T-21301 & 30T-21302] for the lands located in Part of Lots 13 & 14, Concession 11, and, Part of the Road Allowance Between Concessions 11 & 12, 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 four Planning Applications filed by Paul Britton, MHBC Planning Ltd., on behalf of Hallman Construction Ltd. and Brian Domm.

**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.**

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<b>Application(s)</b>	Proposed Zoning By-law Amendment - File No. ZC-03/21 Official Plan Amendment - File No. OPA-01/21 Draft Plan of Subdivision - File No: 30T-21301 (Domm Lands) Draft Plan of Subdivision - File No: 30T-21302 (Hallman Lands)
<b>Related Application(s)</b>	n/a
<b>Owner(s):</b>	Hallman Construction, Ltd. & Brian Domm
<b>Applicant / Agent</b>	Paul Britton, MHBC Planning Ltd.
<b>Legal Description:</b>	Hallman Lands - Part of Lots 13 and 14, Con 11 and Part of Road Allowance between Con 11 and 12, Township of North Dumfries  Brian Domm lands: Part of Lots 13 and 14, CON 11 and Part of Road Allowance between CON 11 and 12, Township of North Dumfries
<b>Assessment Roll No:</b>	3001 03000 426100 3001 03000 426020
<b>Public Meeting (Date/ Time)</b>	<b>Public Meeting – Tuesday May 17<sup>th</sup>, 2022 at 7:00 p.m.</b>
<b>Location:</b>	<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 development 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 OF THE PROPOSED DEVELOPMENT**

The lands subject to the Statutory Public Meeting represent two property ownerships. For the purposes of the Public Meeting, all of the Planning Applications will be considered under one Meeting and one Staff Report as the lands represent an integrated development proposal.

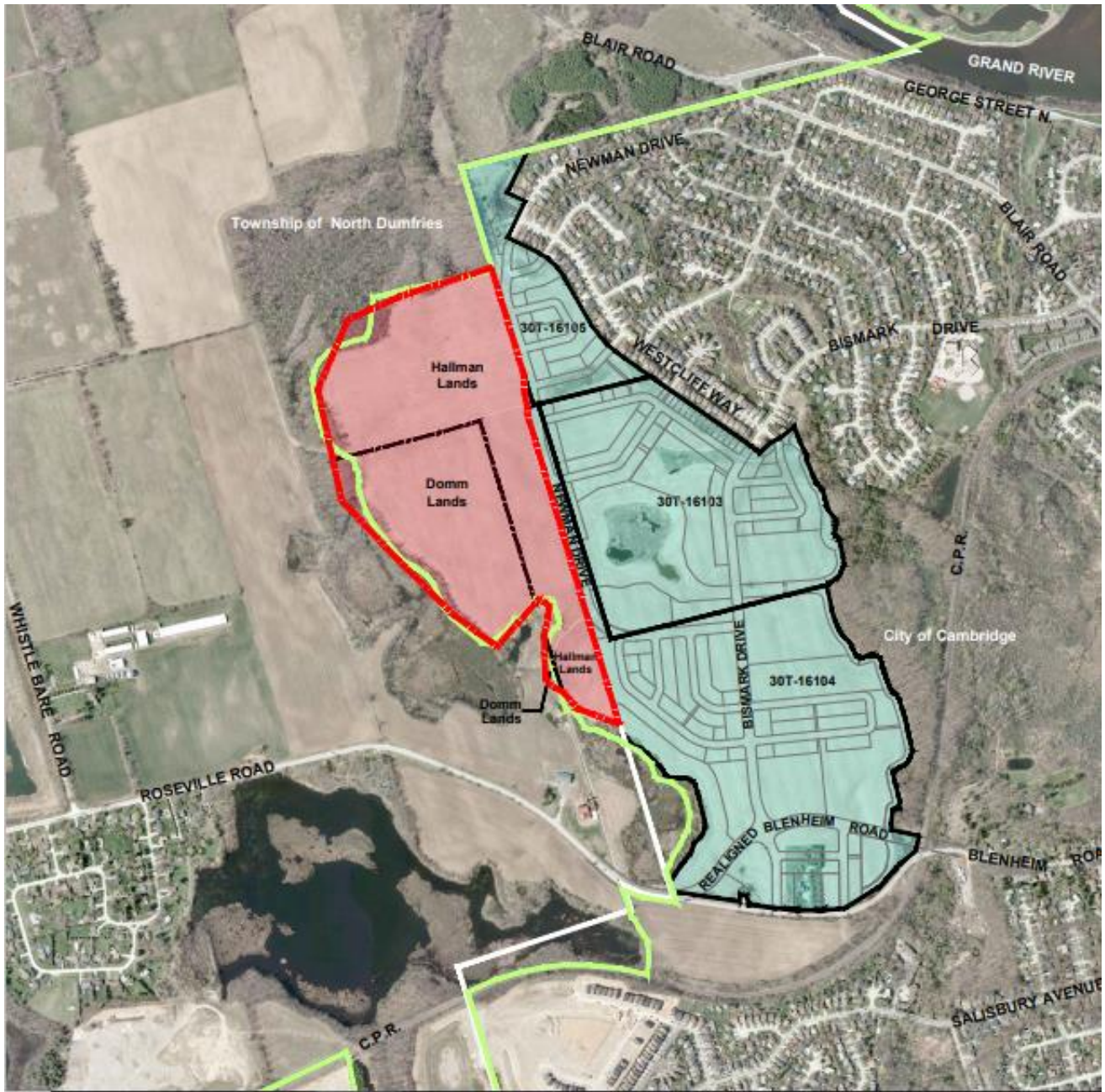
The subject lands are located immediately adjacent the Cambridge / North Dumfries Municipal Boundary situated to the north of the Blenheim Road / Roseville Road corridor, east of Cruickston Creek. The lands are situated in Part of Lots 13 & 14, Concession 11, and, Part of the Road Allowance Between Concessions 11 & 12, Township of North Dumfries.

The Westwood Village Phase 1 development lands, situated within the limits of the City of Cambridge, are located to the immediate east of the lands subject to the Statutory Public Meeting.

The lands subject to the May 17<sup>th</sup>, 2022 Public Meeting represent the 2<sup>nd</sup> phase of the Westwood Village development and effectively would represent the extension to the emerging neighbourhood that was previously approved within the City of Cambridge.

The Location Plan on the next page conceptually identifies in red the two properties subject to the May 17<sup>th</sup> Public Meeting, and, in green the boundaries of the Westwood Village development lands located within the City of Cambridge.

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## **PURPOSE AND EFFECT OF THE PLANNING APPLICATIONS**

The **Official Plan Amendment Application (File No. OPA-01/21)** recognizes that the subject lands have been designated “Urban Area” in the Township’s Official Plan. The proposed Amendment addresses the requirements of Policy 2.1.4 (c) of the Plan, which among other matters, proposes a hierarchy of residential and other land use designations, urban design policies, open space and environmental, servicing as well as transportation policies.

The general purpose of the proposed Official Plan Amendment is provide a land use planning framework to guide the detailed planning and development of the Westwood Village Phase 2 community that ensures the integration with the approved Phase 1 neighbourhood situated within the City of Cambridge located to the east, while respecting and protecting the Core Environmental Features associated with the adjacent Blair-Bechtel-Cruickston Environmental Sensitive Lands located to the north, west and south of the subject lands. The proposed Amendment considers the environmental framework of the Cambridge West Master Environmental Servicing Plan (MESP) and the planning that has previously occurred for the Westwood Village Phase 1 development area.

The **two Plan of Subdivision Applications (File Nos. 30T-21301 & 30T-21302)** are designed to establish the proposed lot and road fabric of the two development properties. Development will occur on the basis of full municipal services. A copy of each of the proposed subdivisions, and a consolidated concept of the two plans of subdivision are included in this Notice for review and reference.

**Subdivision File No. 30T-21301 (Brian Domm)** contemplates the creation of various lots / blocks that would establish a total of between 119 to 152 dwelling units, which would include:

114 to 134 single detached dwellings  
0 to 12 townhouse / apartment dwelling units

Three park blocks are also proposed. The internal road network connects with the local road system proposed within the adjacent Hallman Construction Ltd. lands.

**Subdivision File No. 30T-21302 (Hallman Construction Ltd.)** contemplates the creation of various lots / blocks that would establish a total of between 311 to 504 dwelling units, which would include:

200 to 242 single detached dwellings  
52 to 77 townhouse dwellings  
59 to 185 townhouse / apartment dwelling units

A park block and wildlife corridor block are also proposed. The internal road network connects with Newman Drive, the mid-block neighbourhood north / south collector road located within the Westwood Phase 1 area with the City of Cambridge.

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**Zoning By-law Amendment Application (File No. ZC-03/21)** is proposed to implement the two plan of subdivision proposals. The Zoning By-law Amendment will establish a hierarchy of residential zone classifications to recognize the various dwelling unit types, the open space corridors and parkland blocks. The residential zone classifications will establish dwelling unit types, minimum lot frontage and land area requirements, building setbacks, building height and similar regulatory requirements.

**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 submitted by the Owner in support of the zoning by-law amendment have been posted onto the Township's website [[www.northdumfries.ca](http://www.northdumfries.ca)]. To view / download these reports, please access the Planning home page and follow the link to "current planning applications" **Westwood Village Phase 2 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 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**

**Official Plan Amendment:**

If you wish to be notified of the decision of the Regional Municipality of Waterloo on the proposed Official Plan Amendment you must make a written request to Matt Colley, Principal Planner, Regional Municipality of Waterloo, Community Planning Division, 150 Frederick Street, Kitchener, Ontario N2G 4J3 or via email at [mcolley@regionofwaterloo.ca](mailto:mcolley@regionofwaterloo.ca)

If a person or public body would otherwise have an ability to appeal the decision of the Regional Municipality of Waterloo 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 proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision.

If a 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 proposed Official Plan Amendment is

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adopted, 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 the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**Plan of Subdivision Applications:**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Regional Municipality of Waterloo to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Regional Municipality of Waterloo in respect of the proposed plan of subdivision, you must make a written request to Matt Colley, Principal Planner, Regional Municipality of Waterloo, Community Planning Division, 150 Frederick Street, Kitchener, Ontario N2G 4J3 or via email at [mcolley@regionofwaterloo.ca](mailto:mcolley@regionofwaterloo.ca)

**Zoning By-law Amendment:**

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 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 applications in writing to the Township. Any comments received **on or before 4:30 p.m. Tuesday May 17<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 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 these applications, 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 Shahid Mughal, Township Planner at [smughal@northdumfries.ca](mailto:smughal@northdumfries.ca)

Date: April 27<sup>th</sup>, 2022



## APPENDIX A

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

Due to the COVID-19 Pandemic the Council meeting scheduled for May 17<sup>th</sup>, 2022 to deal with Westwood Village Phase 2 planning applications will be a hybrid meeting where members of the Public can decide whether to attend in-person or opt to appear virtually.

Below is information on how you can submit comments, view or participate in the meeting if you decide to participate virtually. 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**

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 Clerk **on or before 7:00 p.m. on Monday, May 16<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 or in-person, 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.