



**NOTICE OF COMPLETE APPLICATIONS & A PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT, OFFICIAL PLAN AMENDMENT,
DRAFT PLAN OF SUBDIVISION
869 BRANT-WATERLOO ROAD, AYR
TUESDAY MAY 29TH, 2018 at 7:00 PM**

TAKE NOTICE THAT the Township of North Dumfries received “complete applications” for a proposed zoning by-law amendment and an official plan amendment; and that the Regional Municipality of Waterloo received a “complete application” for a draft plan of subdivision. The applications are for lands located at 869 Brant-Waterloo Road in the Community of Ayr, Township of North Dumfries, Regional Municipality of Waterloo. A location map showing the extent of the affected lands and the proposed development is illustrated below.

Township Council will hold a Statutory Public Meeting in accordance with the Planning Act to consider the merits of the zoning by-law amendment, official plan amendment, and draft plan of subdivision filed by Ian Rawlings Consulting on behalf of 2081788 Ontario Corporation.

Meeting Date / Time	May 29, 2018, at 7:00 p.m.
Meeting Location	Dumfries Room – North Dumfries Community Complex 2958 Greenfield Road, Ayr, ON

The Planning Applications in regard to the subject proposal are as follows:

Application(s)	Zoning By-law Amendment ZC-01/18 Official Plan Amendment OPA-01/18 Draft Plan of Subdivision 30T-18301
Agent(s)/Applicant(s):	Ian Rawlings, Ian Rawlings Consulting
Owner(s):	2081788 Ontario Corporation
Legal Description:	NORTH DUMFRIES CON 7 PT LOT 33 RP 58R18691 PTS 1 AND 2
Location:	869 Brant-Waterloo Road
Assessment Roll No.:	300101000507553

Purpose and Effect of the Planning Applications

Application [File No. ZC-01/18] has been made to the Township of North Dumfries for an amendment to General Zoning By-law No. 689-83, Application [File No. OPA-01/18] has been made to the Township of North Dumfries for an amendment to the Township’s Official Plan, and Application [30T-18301] has been made to the Regional Municipality of Waterloo for a draft plan

of subdivision. The subject lands consisting of about 24 hectares are located at 869 Brant-Waterloo Road in the Community of Ayr.

The draft plan of subdivision proposes between 477 and 552 residential units and open space areas as follows:

- 294 single detached residential dwellings;
- 108 street townhouses;
- 75 to 150 medium/high density units in the form of cluster/non-street fronting townhouse dwellings, stacked townhouse dwellings, walk-up apartments or an apartment building up to 8-storeys in height;
- A park block to combined with parkland to the west of the subject lands;
- A stormwater management facility; and
- Trails.

Changes are proposed to the Zoning By-law from Zone Z.1 (Agricultural) to Zone Z.4d (Residential) and Zone 12 (Open Space).

The official plan amendment proposes to re-designate the subject property from Agricultural – Special Policy Area 2.7.9 to Urban Residential and Ancillary.

Purpose of the Statutory Public Meeting

The purpose of the Statutory Public Meeting is to present background information and to receive public and agency input on the subject proposal to amend the Township's General Zoning By-law 689-83, the Township's Official Plan and the proposed draft plan of subdivision.

Please note that all property owners have a right to make applications to change the land use on their property or for other planning approvals. This notice is intended to make you aware of the proposal as described and to invite your comments. No decisions are being made on the applications at the time of the public meeting.

For More Information

For more information about this matter, including information about appeal rights, please visit the Township's Municipal Office, North Dumfries Community Complex, 2958 Greenfield Road, Ayr, during regular office hours [Monday to Friday, 8:30 am to 4:30 pm]. You can also contact Michelle Schaeffe via Phone: (519) 632-8800, Fax: (519) 632-8700 or E-Mail: mschaeffe@northdumfries.ca

How to Provide Comments and Obtain Additional Information

Any person may attend the Statutory Public Meeting to be held on May 29, 2018 and/or provide written comments on the proposal and/or may make verbal representation at the time of the meeting.

If you would like to be notified of any Council Meetings concerning these applications or if you wish to be notified of the decision of the Township of North Dumfries regarding the proposed zoning by-law amendment or official plan amendment, you must submit your full name and mailing address in writing to the Clerk's Office, at the Township's Municipal Office or fill in the sign-in sheet at the public meeting.

Correspondence should be sent to the Clerk, Township of North Dumfries, North Dumfries Community Complex, 2958 Greenfield Road, P.O. Box 1060, Ayr, Ontario N0B 1E0.

Approval Authority (Draft Plan of Subdivision)

The Regional Municipality of Waterloo is the approval authority for the draft plan of subdivision. If you wish to be notified of the decision of the approval authority in respect to the subdivision, you must make a written request to the Regional Municipality of Waterloo, Community Planning, 8th Floor, 150 Frederick Street, Kitchener, Ontario, N2G 4J3 (to the attention of Jane Gurney, Principal Planner).

Important Information About Making a Submission and Appeals

If a person or public body does not make oral submissions at the public meeting 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 Local Planning Appeal Tribunal.

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 Local Planning Appeal 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 or the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

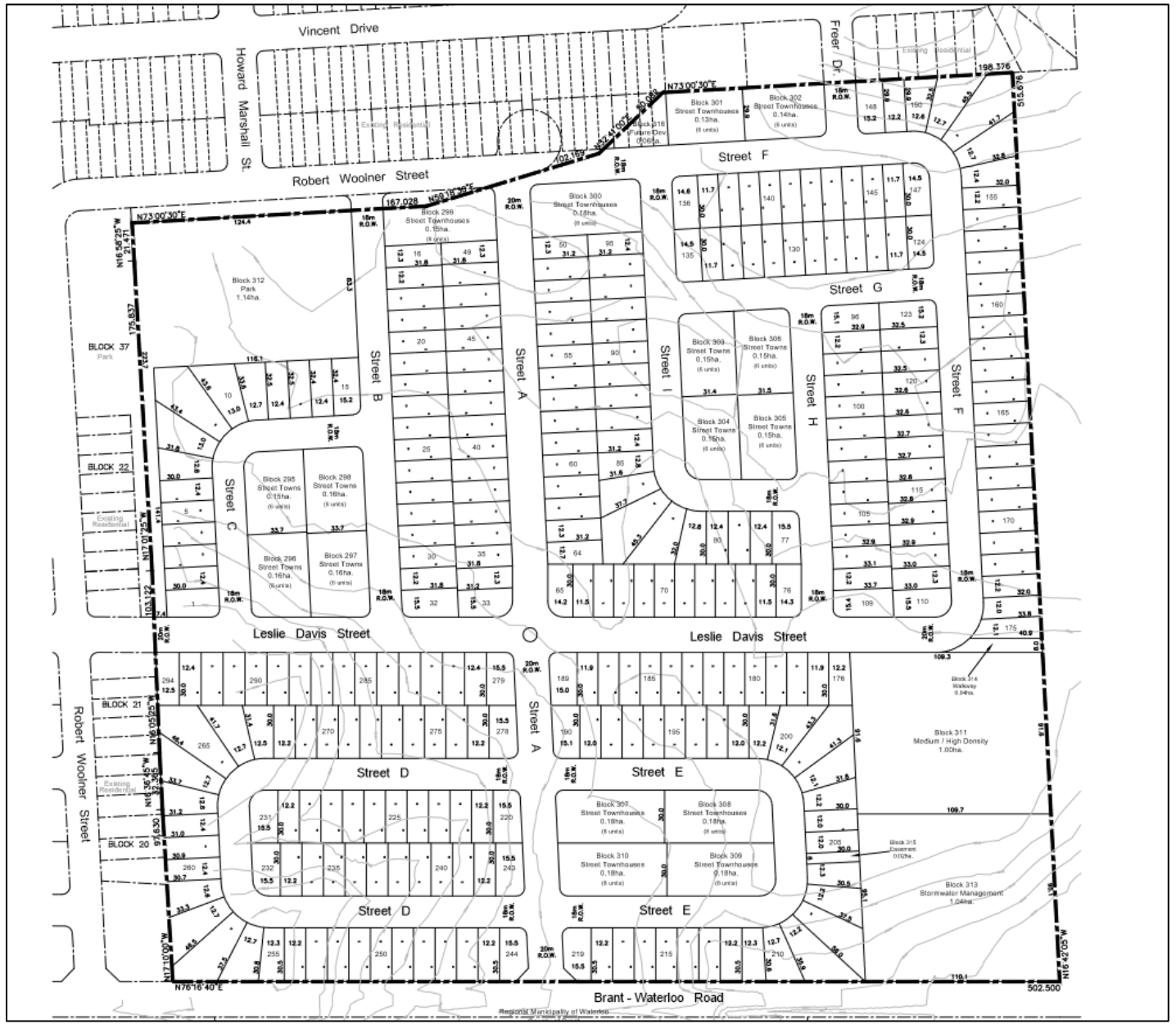
If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of North Dumfries before the zoning by-law amendment is passed or the official plan amendment is adopted, and make submissions to the Regional Municipality of Waterloo in respect 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 Local Planning Appeal 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.

Key Map



Proposed Draft Plan of Subdivision



Dated: April 25th, 2018, Michelle Schaeffe, Planner