



NOTICE OF STATUTORY PUBLIC MEETING
Zoning By-law Amendment Application - File No: ZC-02/25
2495 Spragues Road, Township of North Dumfries

TAKE NOTICE that the Township of North Dumfries has received an application for a proposed Zoning By-law Amendment for the property located at 2495 Spragues Road in the Township of North Dumfries (subject lands). A location map showing the subject property is included on the next page of this Notice.

AND TAKE NOTICE that Township Council will hold a **Public Meeting** in accordance with the *Planning Act*, as amended, to consider the merits of Zoning Bylaw Amendment Application (File No: ZC-02/25) filed by Steve Jeffersen (K. Smart Associates).

Please note that this will be a hybrid Council Meeting. Interested members of the public have the option of either attending the meeting in-person or alternatively connecting 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 for details on engaging with and directly participating in the upcoming Statutory Public Meeting remotely.

Application(s)	Zoning By-law Amendment File No. ZC-02/25
Related Application(s)	N/A
Owner(s):	2498478 Ontario Ltd.
Applicant / Agent	Steve Jefferson (K. Smart Associates)
Legal Description:	Part of Lots 24 & 25, Concession 7; North Dumfries
Civic Address:	2495 Spragues Road, North Dumfries
Assessment Roll No.:	300101000501303
<u>Public Meeting:</u>	<u>Tuesday September 23rd, 2025, at 6:00 pm</u>
Location:	For In-Person Participation: 2958 Greenfield Road, North Dumfries Community Complex, Dumfries Room, Ayr For Virtual Participation: 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 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.

Notice of Statutory Public Meeting
Zoning By-law Amendment Application ZC-02/25

Location & Property Context:

The subject property is located on the east side of Spragues Road, north of the intersection of Spragues Road and Brant Waterloo Road, as shown on the location map below (*Figure 1*).

The property is municipally addressed as 2495 Spragues Road. Please note that the address number (2495) shown on the lot to the rear of the subject property is incorrect. The correct municipal address of 2495 Spragues Road applies to the subject property, which is identified on Figure 1 with a red boundary line.

The subject property is approximately 8,850 m² (2.18 acres) in size, with a corresponding lot frontage of 72.7 metres onto Spragues Road.

The property contains a storage business known as *Just Store It*. Surrounding land uses are primarily residential and agricultural. The property is serviced by a private septic system and a shared well with the adjacent property to the south (2505 Spragues Road).

Figure 1: Location of Property



Notice of Statutory Public Meeting
Zoning By-law Amendment Application ZC-02/25

Purpose and Effect of the Planning Application:

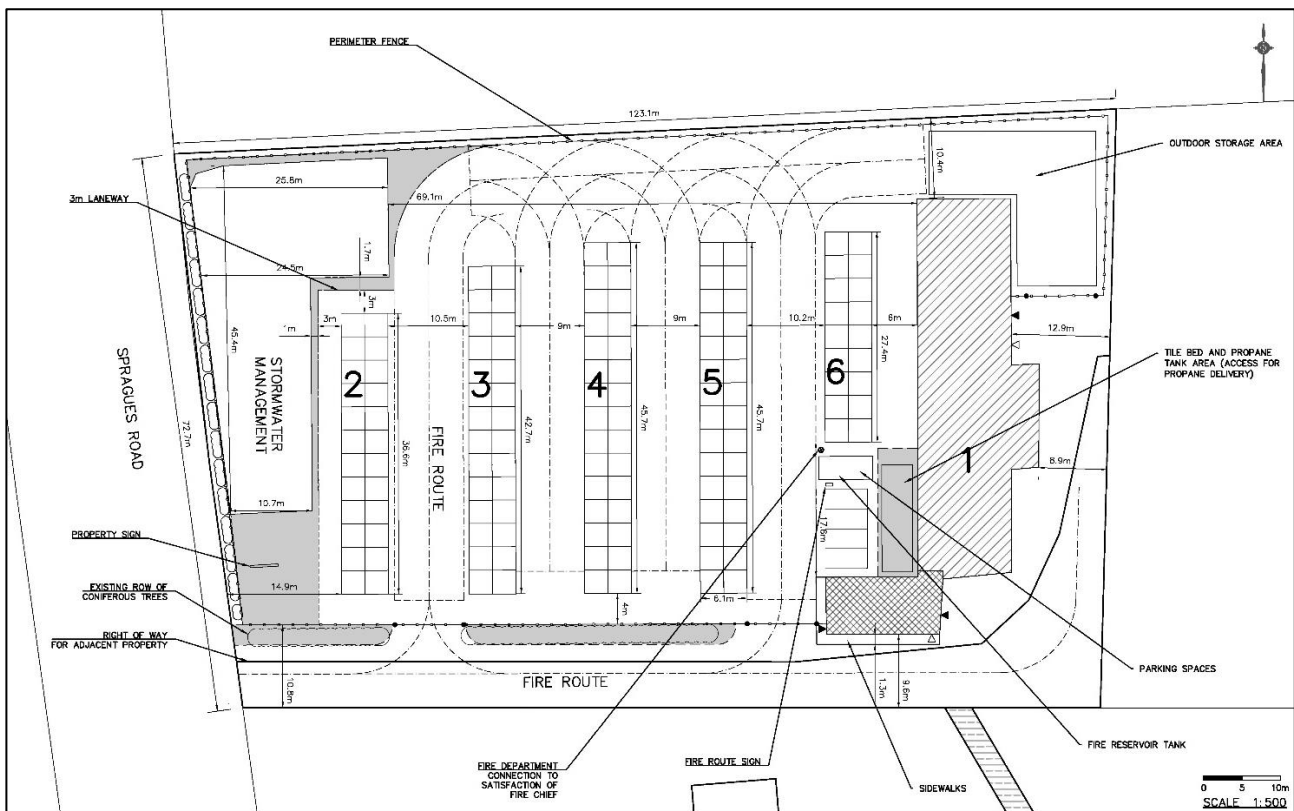
The purpose of the Zoning By-law Amendment application (File No. ZC-02/25) is to amend the existing site-specific zoning provisions to permit the expansion of the current self-storage facility and allow for outdoor storage at 2495 Spragues Road.

The property is zoned Z.2 – Rural Residential with site-specific exemption 20.1.206 in General Zoning By-law 689-83, which permits for a *self-storage facility* to be located on the property within an approved *area of operation*, along with site-specific setback requirements.

The proposed Zoning By-law Amendment seeks to change the site-specific zoning provisions for the property. The amendment request specifically seeks to:

- Allow for *outdoor storage* as a permitted use;
- Expand the size of the previously approved "area of operations" for the self-storage business to allow for increased storage capacity; and
- Reduce the minimum required building setbacks:
 - Front yard setback (building line) from the existing requirement of 45 metres (148 feet) to 15 metres (49.3 feet);
 - Side yard setback from the existing requirement of 11.6 metres (38 feet) to 9.6 metres (31.5 feet).

Figure 2: Proposed Site Plan



**Notice of Statutory Public Meeting
Zoning By-law Amendment Application ZC-02/25**

For More Information:

Members of the public are encouraged to contact Township staff to obtain more information about the proposals and/or to learn more about the Public Meeting process and how to be engaged in the review / decision making process.

The supporting technical documents submitted by the Applicant for the proposed Zoning By-law Amendment have been posted on the Township's website at <https://www.northdumfries.ca/en/doing-business/current-planning-applications.aspx>. The **"2495 Spragues Rd - Zoning By-law Amendment Application (ZC-02/25)"** icon will be one of those listed under the "Current Planning Applications" tab.

For more information about this matter, including information about appeal rights, please contact Brock Linklater via email at blinklater@northdumfries.ca or planning@northdumfries.ca, or by telephone at (519) 632-8800 ext. 129 during business hours, Monday to Friday, between 8:30am and 4:30pm.

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.

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 in-person, make virtual representation and/or provide written comments on the proposal 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. Tuesday, September 23rd, 2025, will be circulated to members of Township Council and will be presented as part of the Public Meeting. Any comments received after the Meeting, but prior to Township Council making a decision on the planning application, will also be considered.

Notice of Statutory Public Meeting
Zoning By-law Amendment Application ZC-02/25

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, 106 Earl Thompson Road, 3rd Floor, Ayr, ON, N0B 1E0.
- Email your request noting that you wish to be kept informed of this Zoning By-law Amendment Application to Brock Linklater at blinklater@northdumfries.ca and/or planning@northdumfries.ca.

Dated: September 2, 2025

APPENDIX A PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Public Meeting scheduled for September 23rd, 2025, to deal with Zoning By-law Amendment Application ZC-02/25 will be a hybrid meeting. Members of the Public can decide whether to attend in-person or appear virtually.

Below is information on how you can submit comments, view or participate in the meeting in a virtual manner. You may also contact the Clerk by sending an email to 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, September 23rd, 2025**. To register, please email clerk@northdumfries.ca or phone 519-632-8800 ext.130. 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. Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.