



**NOTICE OF STATUTORY PUBLIC MEETING**  
**Consent Application B-04/26**  
**1891 Reidsville Road, 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 a Consent Application (File No. B-04/26) to create one new rural residential lot at 1891 Reidsville Road. The Meeting will be convened on **Monday July 13<sup>th</sup>, 2026, at 6:00 pm.**

**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 Application B-04/26</b>
Related Application(s)	N/A
Owner(s):	Joy Roberts
Applicant / Agent	N/A
Legal Description:	CON 9 PT LOT 30
Civic Address:	1891 Reidsville Road, Township of North Dumfries
Assessment Roll No.:	300101000515202
<b><u>Public Meeting:</u></b>	<b><u>Monday July 13<sup>th</sup>, 2026, at 6:00 pm</u></b>
Location:	<b>In-Person Participation:</b> North Dumfries Community Complex, Dumfries Room (Ayr Farmers Mutual Community Centre) 2958 Greenfield Road, 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 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.

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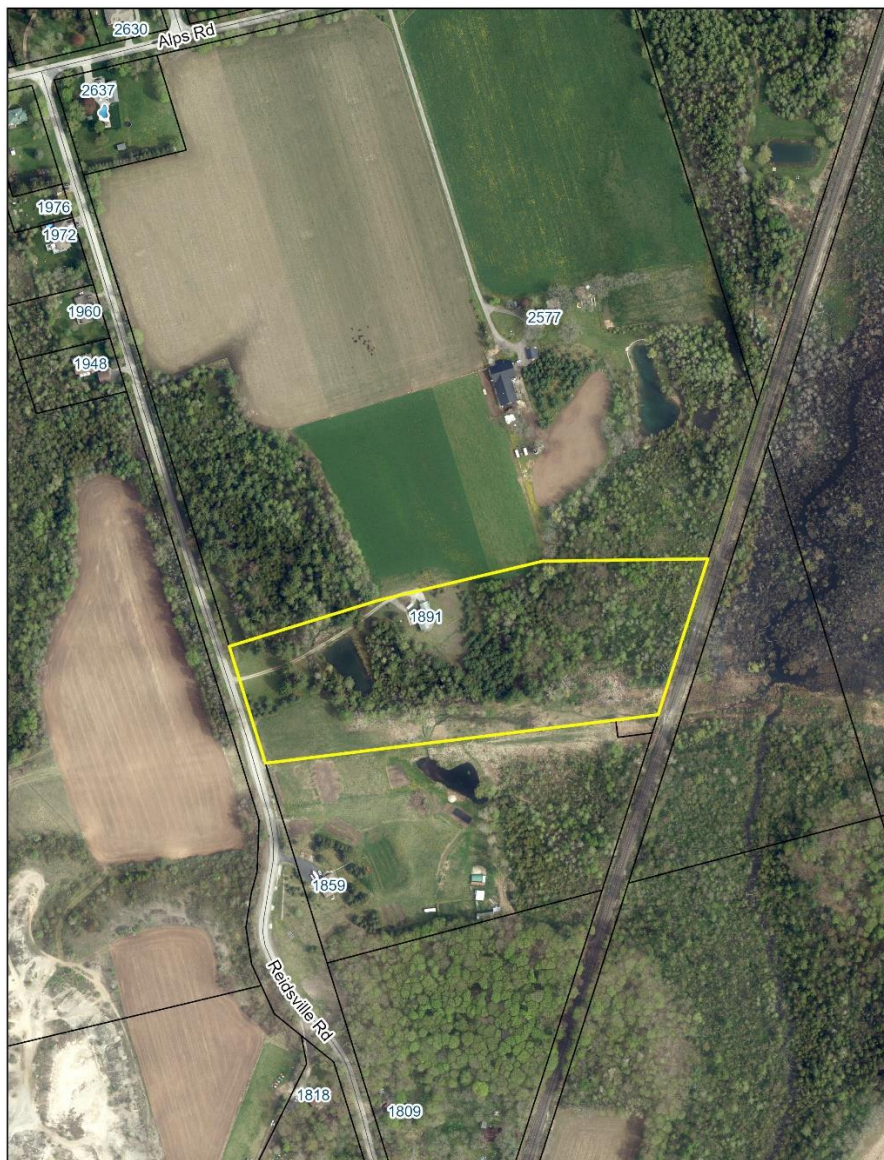
**Location & Property Context:**

The subject property is located on the east side of Reidsville Road, approximately 250 metres south of the Reidsville Settlement Area, between Alps Road to the north and Greenfield Road to the south, within an area consisting primarily of rural residential, agricultural, and mineral aggregate uses.

The existing property at 1891 Reidsville Road is irregular in shape, with a lot area of approximately 5.14 hectares and a lot frontage of approximately 107.52 metres along Reidsville Road.

The property is developed with an existing single-detached dwelling and contains natural features, including lands associated with a tributary of Cedar Creek and the Roseville Swamp Cedar Creek Provincially Significant Wetland. The Key Map below provides an aerial view of the subject property.

**Figure 1: Key Map**



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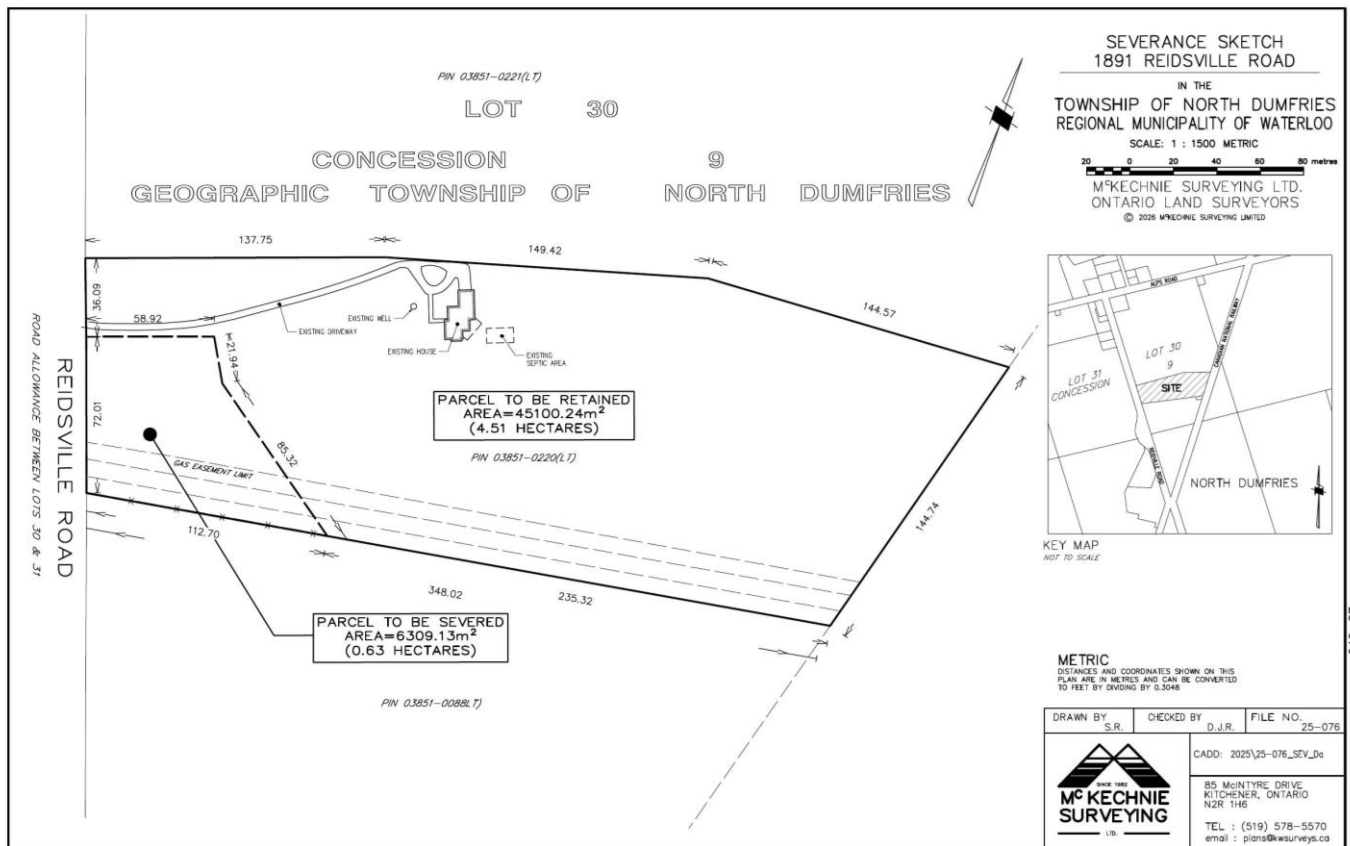
**Purpose and Effect of the Planning Application:**

A complete Planning Act application (Consent Application) has been submitted to the Township of North Dumfries.

**Consent Application (File No. B-04/26)** has been submitted to facilitate the severance of an approximately 0.63-hectare parcel from the subject property to create one new rural residential lot. The proposed severed lot is intended to be located on the southwesterly portion of the property, fronting onto Reidsville Road. The proposed lot (or “Severed Lot”) is proposed to have a frontage of approximately 72.01 metres and a maximum depth of 112.7 metres. The applicant’s submission materials state that the proposed lot has been configured to maintain a development envelope capable of accommodating a single-detached dwelling, a private well, and a private septic system, while locating all proposed development outside of identified natural hazards, environmental feature setbacks, and the Provincially Significant Wetland and associated regulated areas.

The Retained Lot, following the proposed severance, will have a lot area of approximately 4.51 hectares and an approximate lot frontage of 36.09 metres. The retained lot will contain the existing single-detached dwelling that currently exists on the subject property. A severance sketch of the proposed lot configuration is provided below in Figure 2.

**Figure 2: Concept Severance Sketch**



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*Note (Companion Zoning By-law Amendment):* As the subject property is located outside of a settlement area and the Township's General Zoning By-law No. 689-83 does not contain a Rural Residential zone classification applicable to the proposed lot, a companion Zoning By-law Amendment will be required as a condition of any provisional approval in order to establish appropriate site-specific zoning and lot requirements for the undersized rural lot. The Zoning By-law Amendment will be processed as a separate application.

**For More Information:**

Members of the Public are encouraged to contact Township Staff to secure more information about the proposed planning application, 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 Application 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 "1891 Reidsville Road" icon will be one of the listed current planning applications.

For more information about this matter, including information about appeal rights, please contact Brock Linklater via Phone: (519) 632-8800 ext. 129 or E-Mail: [blinklater@northdumfries.ca](mailto:blinklater@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 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.

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You may also provide comments about the proposed planning application in writing to the Township in-advance of the meeting. Any comments received **on or before 4:30 p.m. on Monday, July 13, 2026** will be presented to the Committee of Adjustment at the Public Meeting.

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, 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 Brock Linklater, Senior Planner at [blinklater@northdumfries.ca](mailto:blinklater@northdumfries.ca).

Dated: June 22, 2026

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**APPENDIX A**  
**PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING**

The Committee of Adjustment meeting scheduled for July 13<sup>th</sup>, 2026, to deal with Consent Application B-04/26 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**

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 4:30 pm on Monday July 13<sup>th</sup>, 2026**. 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.

PIN 03851-0221(LT)

LOT 30

CONCESSION

GEOGRAPHIC TOWNSHIP OF NORTH DUMFRIES

9

SEVERANCE SKETCH  
1891 REIDSVILLE ROAD

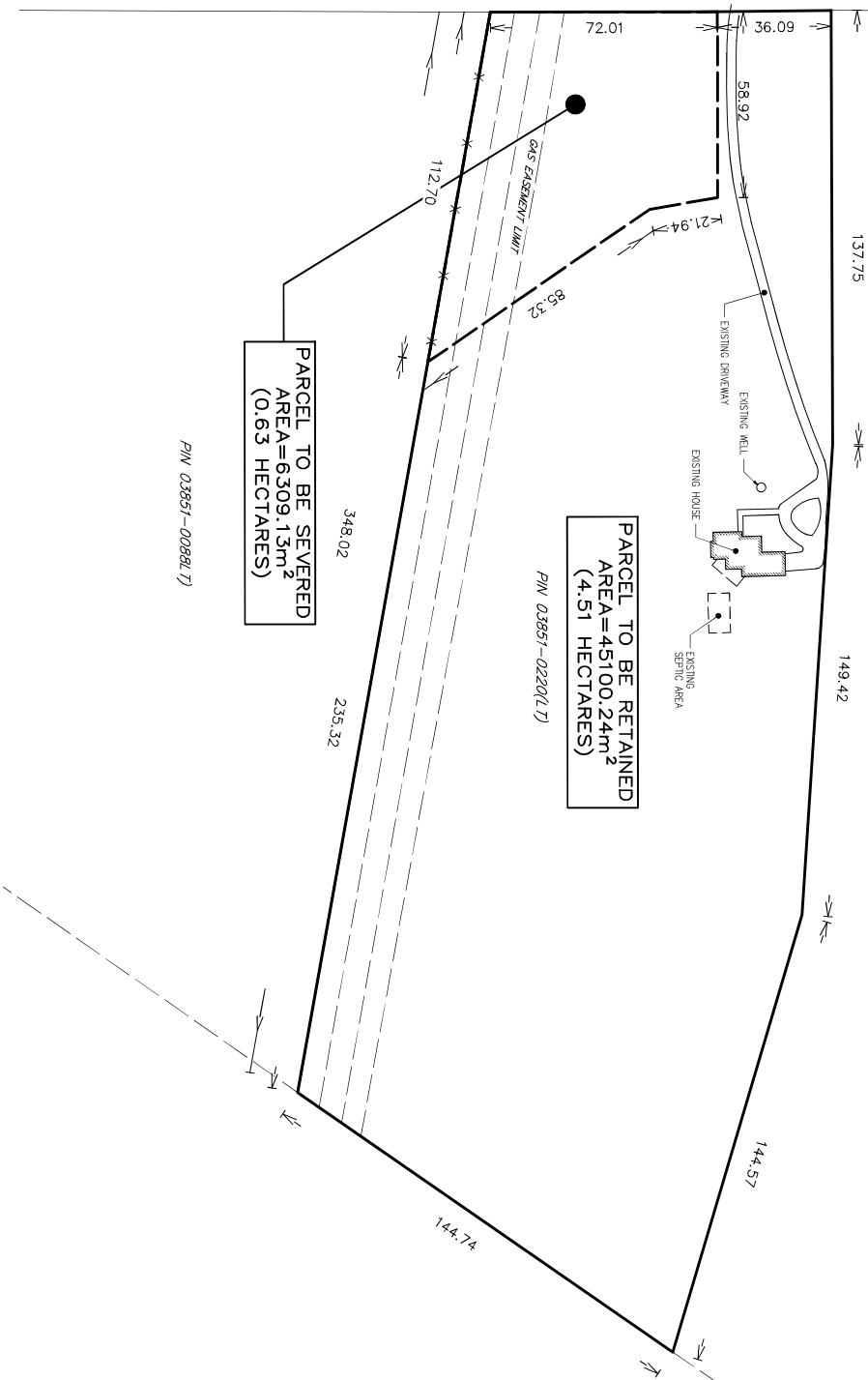
IN THE  
TOWNSHIP OF NORTH DUMFRIES  
REGIONAL MUNICIPALITY OF WATERLOO

SCALE: 1 : 1500 METRIC



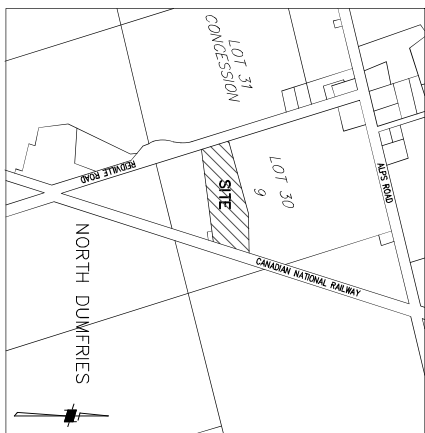
M<sup>c</sup>KECHNIE SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
© 2028 M<sup>c</sup>KECHNIE SURVEYING LIMITED

REIDSVILLE ROAD  
ROAD ALLOWANCE BETWEEN LOTS 30 & 31



PARCEL TO BE RETAINED  
AREA=45100.24m<sup>2</sup>  
(4.51 HECTARES)  
PIN 03851-0220(LT)

PARCEL TO BE SEVERED  
AREA=6309.13m<sup>2</sup>  
(0.63 HECTARES)  
PIN 03851-0088(LT)



KEY MAP  
NOT TO SCALE

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS  
PLAN ARE IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048

DRAWN BY S.I.R.	CHECKED BY D.J.R.	FILE NO. 25-076
CADD: 2025\25-076_SEV.D0		
85, MCINTYRE DRIVE KITCHENER, ONTARIO N2R 7H6 TEL : (519) 578-5570 email : plans@kwksurveying.ca		
