



NOTICE OF STATUTORY PUBLIC MEETING

Minor Variance Application A-12/25

5 Brown Avenue, North Dumfries

TAKE NOTICE that the Council (the “Committee”) for The Corporation of the Township of North Dumfries (the “Township”) will be considering a Minor Variance Application (File No. A-12/25) to General Zoning By-law 689-83 under Section 45 of the Planning Act, R.S.O. 1990, c. P.13. The Meeting will be convened on **Monday August 11th, 2025, 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.

Application(s)	Minor Variance Application A-12/25
Related Application(s)	N/A
Owner(s):	Aaron and Sarah Guta
Applicant / Agent	Kathy Hurley
Legal Description:	PLAN 824, PT LOT 21, PT LOT 22, RP 67R1236 PT 2 TO PT 4
Civic Address:	5 Brown Avenue, North Dumfries
Assessment Roll No.:	300103000418900
<u>Public Meeting:</u>	<u>Monday August 11th, 2025, at 6:00 pm</u>
Location:	In-Person Participation: 2958 Greenfield Road, North Dumfries Community Complex, Dumfries Room, Ayr Virtual Meeting 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
Minor Variance Application A-12/25**

Location & Property Context:

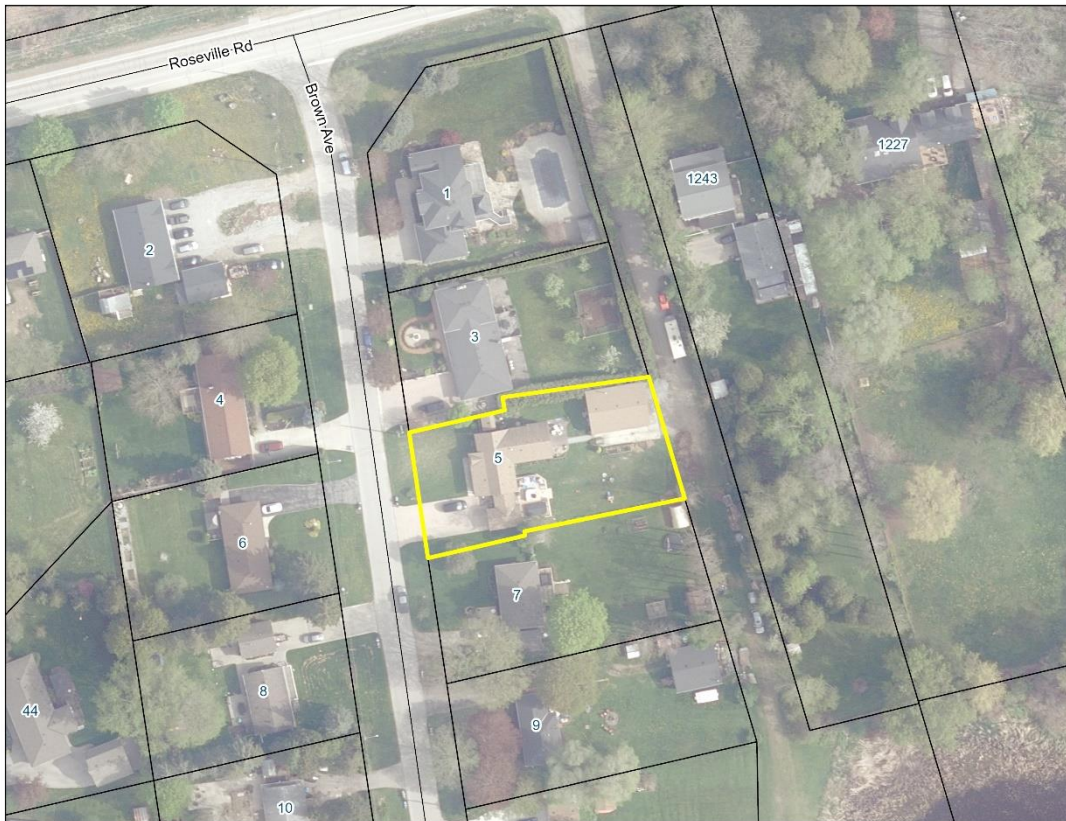
The subject property is located on the east side of Brown Avenue, south of the intersection of Brown Ave and Roseville Road in North Dumfries, as shown on the location map below (Figure 1).

The property is municipally addressed as 5 Brown Avenue. The irregularly shaped lot is approximately 1,534 m² (0.15 hectares) in size with a corresponding lot frontage of 27.44 metres onto Browns Ave.

The subject property consists of a single-detached dwelling and an accessory structure.

The property is zoned 'Z.3 – Rural Residential' under General Zoning By-law 689-83 and is located within a Rural Settlement Area (Brown's) as designated in the Township Official Plan. Surrounding land uses consist of rural residential, agricultural, and mineral aggregate.

Figure 1: Location Map



Purpose and Effect of the Planning Application:

The purpose of the proposed minor variance application (File No. A-12/25) is to facilitate an addition to the existing single-detached dwelling, which involves both increasing the floor space and expanding the area of the attached garage. To accommodate these planned alterations, relief is requested from three sections of the Township Zoning By-law 689-83.

**Notice of Statutory Public Meeting
Minor Variance Application A-12/25**

Specifically, the Applicant is seeking relief to allow a reduction to the building line setback (front yard setback) for the expanded dwelling compared to the By-law's established requirement. Additionally, the applicant is requesting permission for a proposed roof overhang to project further into the required side yard than the By-law currently permits.

The following minor variances are therefore being requested from General Zoning By-law 689-83:

1. Section 6.5.1 of General Zoning By-law 689-83 establishes that no building or structure can be located between the street line and any building line established by this By-law. The Owner seeks relief from this provision to permit for a portion of the expanded dwelling to be located between the street line and established building line.
2. Section 6.5.3 of General Zoning By-law 689-83 establishes that architectural features (roof overhang/eave) can project up to a maximum of 0.3 metres into any required side yard. The Owner seeks relief from this provision to permit for a proposed roof overhang to project 0.7 metres into the required side yard.
3. Section 6.10.6 of General Zoning By-law 689-83 establishes that, for lots which are located between two existing buildings that are not more than 60 metres apart and both of which are farther from the street line than the building line established by this sub-section, the line of the front wall of the building closer to the street line shall be deemed to be the building line requirement (building line requirement of 10.83 metres). The Owner seeks relief from this provision to permit a building line (front yard setback) of 9.6 m (31.5 ft) from Brown Ave for the proposed expanded building.

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/drawings submitted by the Owner in support of the proposed Applications have been posted onto the Township's website [www.northdumfries.ca]. To view or download these reports, please access the Planning home page and follow the link to "Current Planning Applications". On this page, "**5 Brown Avenue**" will be one of the listed planning applications that can be accessed.

For more information about this matter, including information about appeal rights, please contact Brock Linklater by Phone: (519) 632-8800 ext. 129, or E-Mail: 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, 3rd Floor, P.O. Box 1060, Ayr, Ontario N0B 1E0 or via Email: clerk@northdumfries.ca.

**Notice of Statutory Public Meeting
Minor Variance Application A-12/25**

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.

You may provide comments about the proposed planning application in writing to the Township. Any comments received **on or before 4:30 p.m. Monday August 11th, 2025** 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 in a future Report to Committee 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, 106 Earl Thompson Road, 3rd 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.

Dated: July 21st, 2025

APPENDIX A

PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for August 11th, 2025; to deal with Minor Variance Application A-12/25 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

If you decide to attend the Statutory Public Meeting virtually rather than in-person, you can view or participate in the meeting as follows:

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 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 Monday August 11th, 2025**. To register, please email 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. Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.