



Planning Justification Report

**Application to Amend the
Township of North Dumfries
Zoning By-law 689-83**

**Knox United Church
92 Northumberland Street
Township of North Dumfries (Ayr)**

September 2025



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Introduction

Wellings Planning Consultants Inc. was retained by Knox United Church to prepare a Planning Justification Report ("PJR") in support of an application to amend the Township of North Dumfries Zoning By-Law 689-83 ("Zoning By-law"). The Zoning By-law amendment application ("Application") proposes to permit the redevelopment of a portion of the subject property, municipally known as 92 Northumberland Street in the community of Ayr, Township of North Dumfries, for a four (4) storey rental apartment building consisting of 33 residential units on a property currently occupied by Knox United Church.

This PJR provides an overview of the Application and proposed development in the context of applicable provincial, regional, and local planning policies. The PJR also considers the technical background reports prepared in support of the Application and provides a planning opinion on the merits of the Application.

Property Description and Surrounding Uses

The subject property, municipally known as 92 Northumberland Street, is currently occupied by Knox United Church with an accessory parking lot situated at the rear of the church. The property is approximately 0.88 hectares (2.2 acres) in size and is located on the west side of Northumberland Street opposite Hall Street on the east side. The property has approximately 40 metres of frontage on Northumberland Street. The property is an irregular shaped parcel fronting on Northumberland Street. The Nith River and associated valley feature is located to the rear of the subject property. The west portion of the property is regulated by the Grand River Conservation Authority ("GRCA"). Attached as **Schedule 1** is an air photo showing the location of the subject property.

The subject property is centrally located within the established settlement area of Ayr. The surrounding area is characterized by low-density residential development, community facilities, and mixed-use buildings along Northumberland Street. These uses collectively contribute to the traditional Main Street character of the community. A 3-4 storey residential apartment building accessed from Bute Street is located to the north adjacent to the subject property. Detached dwellings are also located to the north and south along Northumberland Street. A significant valley system consisting of the Nith River and natural heritage system is located to the west of the property.

Proposal

As previously noted, the Application proposes to amend the Zoning By-law to facilitate the construction of a four (4) storey multi-unit rental apartment building on a portion of the subject property consisting of 33 units, while retaining the existing Knox United Church. A reduced parking standard is proposed for the church reflecting the actual parking demand while advancing a shared parking arrangement between the church and the proposed residential use.

Attached as **Schedule 2** is the conceptual site plan which illustrates the retention of the existing Knox United Church and the proposed multi-unit residential building located to the rear of the church. The existing access from Northumberland Street will be utilized to access the proposed apartment building. A landscape buffer is to be maintained to the rear of the proposed residential building, inclusive of a 10 metre setback from the top of slope, and along the north edge of the property, to provide a buffer between the proposal and the existing 3-4 storey building. The site is well-situated for a compatible form of residential intensification, given its central location and relationship to the surrounding land uses.

Pre-Consultation

Preliminary meetings with Township staff were held prior to the submission of the Application. Through these discussions, several matters were identified for consideration, including servicing, compatibility with adjacent land uses, parking and the need to address regulatory requirements of the GRCA.

As noted above, the west portion of the subject property is regulated by the GRCA, requiring appropriate consultation and approvals for any development activity within the regulated area. This would include a GRCA Permit.

Planning Framework

Provincial Planning Statement 2024 (PPS)

The 2024 Provincial Planning Statement (PPS) is a province-wide policy framework that guides land use planning. It replaces the 2020 Provincial Policy Statement and the 2019 Growth Plan for the Greater Golden Horseshoe, while carrying forward and enhancing the housing-supportive directions from those earlier documents. The PPS came into effect on October 20, 2024. It provides overarching policy direction for land use planning in Ontario, with an emphasis on intensification, efficient land use, optimizing infrastructure, providing housing choice, and developing sustainable and complete communities.

Policy 2.3 directs growth to settlement areas where infrastructure and services are available. The subject property is located within the Ayr settlement area. Section 2.3.1.2 of the PPS indicates that land use patterns within settlement areas should be based on densities and a mix of land use which:

- a) efficiently use land and resources; and,
- b) optimize existing and planned infrastructure and public service facilities.

The proposal represents efficient use of land and promotes optimization of existing and planned infrastructure and public service facilities.

Section 2.3.1.3 direct municipalities to support general intensification and redevelopment to support the achievement of complete communities. Complete communities include a range and mix of housing options. The Application supports intensification as defined in the PPS and contributes to a range of housing options in support of a complete community.

Section 2.2 of the PPS addresses the housing policies. Municipalities are required to provide for a range and mix of housing options to meet the existing and future needs of the community. Housing options are required to meet the social, health, economic and well-being requirements of current and future residents. The proposed 33 unit apartment building contributes to housing diversity in Ayr by adding multi-family rental units to the housing supply.

Policy 5.2 (Natural Hazards) requires that planning authorities in collaboration with conservation authorities (i.e., GRCA) identify hazardous lands and hazardous sites and manage development in these areas. Development is to be directed outside of hazardous lands and must avoid hazardous lands. A Slope Stability Assessment was prepared by Chung & Vander Doelen Engineering Ltd. dated July 28, 2025. The Assessment was completed in accordance with policies of the GRCA and Ministry of Natural Resources (and Forestry). The Assessment recommends a minimum setback of 10 metres (“Environmental Buffer”) from the demarcated top of slope. The proposed building is situated outside of the recommended Environmental Buffer comprising the 10 metre setback.

The Application is consistent with the PPS as it directs growth to a settlement area, diversifies housing options for current and future residents, and makes efficient use of land, infrastructure and public service facilities. Additionally, the proposed apartment building respects required setbacks as determined through the above-noted Slope Stability Assessment and thus avoid development within hazardous lands.

Region of Waterloo Official Plan (“ROP”)

Effective January 1, 2025, the Region of Waterloo Official Plan (“ROP”) is no longer an Official Plan of an upper tier municipality with planning authority. Instead, it became part of the Township’s Official Plan. The policies of the ROP remain applicable, but the ROP is now the responsibility of the Township to enforce.

The ROP provides detailed policy direction on growth management. Map 1 (Regional Structure) identifies the subject property as being within the Township Urban Area (Ayr), and Map 2 (Urban System) identifies the property as part of the Designated Built-Up Area. Map 4 (Greenlands Network) identifies the Nith River and the associated valley

system as a Core Environmental Feature. Map 5b (Existing, Planned and Proposed Roads and Corridors) classifies Northumberland Street as a Regional Road and Map 5c (Regional Cycling Routes) identifies Northumberland Street as a Planned Cycling Route.

Section 2.B of the ROP establishes policies for Urban Systems. Township Urban Areas form part of the Region's Urban System and are considered strategic growth areas where the highest levels of growth and development will generally be directed. The policies of Section 2.D characterize strategic growth areas as nodes, corridors and other areas that will accommodate most of the planned intensification within the Region. Township Urban Areas are considered nodes which are intended to be planned for more intensive, compact forms of development. The ROP policies acknowledge that each node has its own unique characteristics related to development.

The General Intensification Policies in Section 2.D.5 specify that area municipalities will establish appropriate policies in their official plans and implementing zoning by-laws to permit "missing middle housing" on a residential lot and identify opportunities for intensification in strategic growth areas.

Section 2.E of the ROP sets out the Township Urban Area policies. Township Urban Areas play a strong supporting role in the Region's Urban System. Township Urban Areas are intended to serve as the focus for growth and development. Within Township Urban Areas, local municipalities are expected to develop official plan policies and implementing Zoning By-laws to ensure that the community is planned and developed in accordance with local desires. Development within Township Urban Areas is expected to occur on full municipal services.

Section 2.F provides for minimum intensification targets within the delineated built-up areas for the various area municipalities. In Table 3, a minimum target of 18% is established for North Dumfries with the total minimum number of units being 540 units.

Chapter 7 of the ROP addresses the Greenlands Network policies. Within the Greenlands Network, Core Environmental Features consisting of key habitat for native flora and fauna represent the most significant elements of the regional landscape in terms of maintaining biodiversity and important ecological functions. The policies of the ROP seek to maintain, enhance or restore the ecological function of the Greenlands Network.

The proposed development aligns with the Region's policy objectives by contributing to the planned intensification of Ayr's built-up area. The ROP supports intensification in designated settlement areas such as Ayr, encourages a mix of housing forms to meet diverse needs, and directs growth to areas with full municipal services. The proposed development conforms to the ROP by contributing to intensification and compact built form and a diversity of housing types while encouraging efficient use of land and existing infrastructure. The proposal will also maintain and protect the existing Core

Environmental Features on the subject property and establish a 10 metre setback from natural hazards (i.e., top of slope).

Township of North Dumfries Official Plan

The Township of North Dumfries Official Plan (2018 Consolidation) establishes the local policy framework. The Ayr Urban Area is designated on Maps 2 and 2.1 as the primary focus for growth and development in the Township to the year 2031 (Section 2.1.1). Development within this designation is intended to provide for a full range of residential, commercial, employment, recreational and institutional uses, with future development directed to the Urban Growth Centre and Designated Greenfield Area.

The subject property is designated “Urban Residential and Ancillary”. The policies in Section 2.6.1 permit a range and mix of residential housing forms on municipal services, together with ancillary uses typically associated with residential neighbourhoods, such as home occupations, convenience commercial uses, nursing homes, schools, parks, and places of worship.

Section 2.7 contains specific policies for the Ayr Urban Area and criteria for the consideration of individual development applications. Section 2.7.2 of the Official Plan specifies that in reviewing development applications, the Township will ensure that the proposed development is planned and developed to:

- a) support the Planned Township Structure described in this Plan;
- b) contribute to the creation of complete communities that take into account the availability and location of existing and planned community infrastructure and human services with efficient and effective development patterns, densities and an appropriate mix of land uses that optimize the use of land, resources and public investment in infrastructure and public service facilities while supporting walkability, cycling and the use of transit;
- c) protect the natural environment, and surface water and groundwater resources;
- d) conserve cultural heritage resources and support the adaptive reuse of historic buildings;
- e) respect the scale, physical character and context of established neighbourhoods in areas where reurbanization is planned to occur;
- f) facilitate residents’ access to locally grown and other healthy foods in neighborhoods; and
- g) promote building designs and orientations that incorporate energy conservation features and the use of alternative and/or renewable energy systems.

In assessing the proposed development against the above-noted criteria, it is my opinion that the Application supports the “Planned Township Structure” and will contribute to a complete community. The proposed development will rely on the availability of existing infrastructure and services, promote an efficient development pattern and provide for a development that optimizes the use of land and is supported

by existing infrastructure and public service facilities. The scale of the proposed development and the associated setbacks and buffers respect the character and context of the existing neighbourhood and provide for an alternative form of housing in the community. The development is also respectful of the heritage significance of the existing Knox United Church with a significant separation between the existing church and the proposed apartment building. The Application also protects the natural environment and establishes an appropriate setback from existing natural heritage and natural hazard features.

Section 3.1 of the Township Official Plan addresses policies with respect to land use compatibility. The policies indicate that the Township will plan and provide for development that has a diverse and compatible mix of land uses, including residential and employment use to support and encourage the creation of complete communities.

Section 3.1.1 provides policies that encourage compatibility with the location, density and characteristics of surrounding land uses. Several factors are identified in the Official Plan to address land use compatibility. A detailed review of compatibility factors will be addressed in the planning opinion section of this report.

Section 3.2 contains the Township's housing policies. The Township will encourage innovative housing types, sizes and densities to facilitate the provision of housing that meets the needs of existing and future residents. The Township will provide for a range of housing types and densities and tenure options including rental housing to promote complete and compact communities. The proposal offers a medium density built form as an alternative to the more traditional lower density, ground related residential development found in the community and provide more affordable rental accommodation.

Similar to the ROP, Chapter 6 (Environmental Management) of the Official Plan contains policies for The Greenlands Network. The policies (Environmental Management) aim to protect Core Environmental Features and Environmentally Sensitive Landscapes and prohibit development from occurring within the broader natural heritage system. In my opinion, the natural heritage features and natural hazards are well defined on the subject property based on the surveyed top of slope and the extensive vegetation below the top of slope. A 10 metre setback has been recommended from the top of slope through the previously noted Slope Stability Assessment.

The Application and the proposed apartment building is consistent with the range of permitted uses in the Urban Residential and Ancillary designation and will assist in providing diverse and affordable housing options in Ayr. The specific development criteria (i.e., factors) will be satisfactorily addressed by the proposal. The type and density of residential development, as well as the range of ancillary uses, will be regulated through the Township Zoning By-law. Development is proposed outside of the defined natural heritage and natural hazard features.

Township of North Dumfries Zoning By-law 689-83

The subject property is currently zoned Z.13 (Zone 13 - Institutional) by Zoning By-law 689-83 ("Zoning By-law"). Under the current zone, the existing church use is a permitted use. However, a residential use of this nature (i.e., apartment) is not permitted. A site-specific zoning amendment is required to permit the proposed residential use in conjunction with the existing church, and to establish residential performance standards (e.g., height, parking, setbacks). Further details regarding the draft Zoning By-law will be provided later in this report.

It is interesting to note that the current Z.13 (Zone 13 - Institutional) Zone permits a built form consistent with the proposed apartment building. The Z.13 Zone permits schools, homes for the aged, a monastery, a nunnery, home for the mentally challenged, hospital or clinic, orphanage, and nursing or convalescent home at a maximum height of 13.5 metres (44 feet) which is the equivalent of a 3-4 storey built form.

Section 6.13 of the Zoning By-law provides minimum off-street parking standards. The existing church requires parking at a rate of one (1) space for every 7 seats or 8 spaces for each 100 square metres of floor area available to the public, whichever is greater. The existing church is approximately 762 square metres in size with seating capacity for approximately 150 people on the main floor. The balcony is only accessible by stairs and is typically not used by the public. A calculation based on square footage would equate to approximately 61 spaces whereas a calculation based on available seating capacity would be approximately 22 spaces.

The Zoning By-law presently contains limited provisions with respect to medium and higher density residential uses and does not provide a specific parking standard for a residential apartment building. The closest parking standard for comparison purposes is an "Apartment Row" (i.e., ground related apartment) which requires parking at a rate of 1.5 spaces per dwelling unit.

A site-specific policy is required for the proposal which provides for a "Residential Building – Apartment" with an appropriate parking standard and a standard that reflects a shared parking arrangement with the existing church. My planning opinion with respect to the shared parking arrangement and a corresponding reduction in parking standards will be provided later in this report.

Key Technical Studies

Slope Stability Assessment

As previously noted, a Slope Stability Assessment ("Assessment") was prepared by Chung & Vander Doelen Engineering Ltd., dated July 28, 2025. Chung & Vander Doelen assessed the slope at the rear of the subject property in accordance with GRCA policies (Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, May 24, 2025) and the Ontario Ministry of Natural Resources (Technical Guide – River and Stream Systems: Erosion Hazard Limit 2022). The slope was found to be fully vegetated with no evidence of

present or past instability and received a slope stability rating of 26, indicating only a slight potential of instability.

Three slope sections were analyzed with average inclinations of 3.2H:1V (south), 2.2H:1V (middle), and 2.7H:1V (north). No seepage was observed, and the toe of the slope is protected from erosion by a 160 m wide floodplain adjacent to the Nith River.

With respect to setbacks, the Erosion Hazard Limit policies specify three components: the Toe Erosion Allowance, the Stable Slope Allowance, and the Erosion Access Allowance. Given the protected toe of slope, the Toe Erosion Allowance is 0 m. The GRCA requires a 6 m Erosion Access Allowance at the top of slope. Applying a 3H:1V stable slope allowance plus the access allowance, the required setback line of 10 metres (Environmental Buffer) is illustrated on the conceptual site plan attached as **Schedule 2**. Accordingly, the proposed building location meets the GRCA setback requirements.

Sanitary, Water and Storm Servicing

Meritech Engineering (“Meritech”) was retained and prepared a preliminary letter report dated February 27, 2025. In addition to an examination of existing and required services, the letter addresses, at a high level, grading and drainage as well as erosion and sediment control.

Meritech advises that a 525mm diameter sanitary trunk sewer exists at the front of the site along Northumberland Street. Based on the proposed development, peak flows were determined by applying peaking factors to the average day demand as specified by SSMS design guidelines. The site is assumed to have a density of 1.77 people per unit, and the development generates a peak (wet weather) flow of 1.0 L/s from the site. This peak flow represents 19% of the capacity of a 100mm diameter sanitary service, or 3% of a 200mm diameter service. Flows from the existing church are not expected to impact the proposed sanitary size. Capacity within the existing main is to be confirmed by the Region.

Water servicing has been reviewed to ensure adequate capacity for the domestic supply and for firefighting purposes (i.e., fire flows). There is a 250 diameter watermain on Northumberland Street. An existing fire hydrant is located on the north corner of Northumberland Street and Hall Street, directly across from the entrance to the site. The firefighting demand of the proposed building has been calculated as 195 L/s, which is less than the available fire flow of 250 L/s confirmed by the Region. For the purpose of the assessment, it was assumed that the building will not be sprinklered, which will be confirmed at a future time. As for domestic use, the proposed development will generate a base domestic water demand of 0.15 L/s for the design population of 59 people at a base demand of 225 L/cap/day. The 250mm diameter watermain is considered adequate for the proposed residential units as well as the existing church.

There is an existing 375 mm concrete storm sewer located along Northumberland Street which conveys flow to the south. The proposed stormwater management system

for the development will include consideration of inlet structures, storm sewers, parking lot ponding areas, as well as rooftop and underground storage. These components are designed to capture, attenuate, and convey runoff from the developed portion of the site, ultimately discharging south toward the Nith River valley.

Coordination with the geotechnical engineer, along with ongoing consultation with the GRCA will be required to confirm that the design of the proposed storm sewer outlet complies with all applicable regulatory and agency requirements.

Draft Zoning By-law

A draft Zoning By-law amendment (“DZB”) has been prepared and is attached as **Schedule 3** to this report.

The DZB proposes maintaining the existing Z.13 (Zone 13 - Institutional) Zone with the addition of a new site-specific policy for the proposed four (4) storey, 33-unit residential apartment building. The DZB establishes performance standards including maximum number of units, building height, and setbacks. A reduced parking standard is proposed for the church along with a proposed shared on-site parking arrangement between the proposed residential use and the existing Knox United Church.

The DZB will require further discussion with Township Planning staff.

Planning Opinion

In the following sections, I will provide my general planning opinion along with an assessment of the Application with respect to compatibility, parking, infrastructure and the natural environment.

General

Based on the policy framework as set out in the PPS, ROP, and Township Official Plan, it is my planning opinion that the proposed land use, consisting of a four (4) storey, 33 unit residential apartment building, is appropriate and a reasonable use for the subject property. The property is situated within an urban serviced area where intensification and redevelopment are encouraged. The proposal will provide more affordable rental accommodation and expand the housing options available to the community and will rely on existing and available infrastructure. The proposal will also contribute to a complete community, promote compact built form and efficient use of land and optimize existing planned infrastructure and public service facilities. The proposal will also protect natural heritage and natural hazards (i.e., Core Environmental Features).

Compatibility

The term “compatibility” is not defined in the Township Official Plan. However, a typical definition of compatibility in many local official plans is:

“Development which may not necessarily be the same as or similar to existing or planned development in the vicinity, but nonetheless can co-exist without causing adverse impacts to the surrounding area.”

The Township Official Plan identifies several factors in Section 3.1.1.1 that will be used to assess and determine the compatibility of a proposed development. These factors include:

- a) the density, scale, height, massing, visual impact, building materials and architectural character of surrounding buildings and the proposed development;
- b) the preservation of the natural environment and built heritage resources;
- c) the continued visibility and viability of adjacent land uses;
- d) pedestrian and vehicular movement and linkages, and parking requirements;
- e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of proposed and existing developments;
- f) noise, dust, emissions or odours generated by surrounding land uses as well as the proposed development; and,
- g) traffic generated by surrounding land uses and the proposed development.

The proposed four (4) storey, 33 unit apartment is located at the rear of the property adjacent to an existing 3-4 storey apartment building accessed from Bute Street ("Bute Street Condominium Apartment"). The proposal has a consistent built form, scale and density to the abutting Bute Street Condominium Apartment. The proposed location and height of the development will minimize the visual impact on the neighbouring properties. The proposed building will have minimal visibility from Northumberland Street and, similar to the Bute Street Condominium Apartment, will back onto an extensive natural area and valley system. There is significant separation between the proposed building and existing ground related residential uses. The architectural design and building materials will be refined through the site plan approval process.

With respect to the natural environment and the built heritage resources, the proposed building location is informed by the existing natural heritage and hazard features and the church. As earlier mentioned, a Slope Stability Assessment was prepared which recommended a 10 metre setback from the top of slope. In comparison, the abutting Bute Street Condominium Apartment has minimal setback from the top of slope/bank. The proposed development is situated on a gravel parking area that has been previously disturbed thus minimizing any tree removal and encroachment into the natural heritage system. A key objective of the Application is to maintain the existing church and preserve its heritage significance.

A Sun Shadow Analysis was completed by the Project Architect (SRM Architects) dated May 1, 2025. The Analysis illustrates minimal shadow impacts in the early mornings and late evenings in March, September and December. There is minimal shadow impact in the mornings during June with no shadow impact from 9 AM onwards. Overall, the shadow impacts are well within the range of acceptable and it is my opinion that there are no adverse shadow impacts arising from the proposed development.

There are no impacts arising from dust, emissions or odors and traffic. The existing gravel parking area and driveway access, which may from time to time generate dust, will be paved thus reducing the potential for dust impact in the future. The traffic generated by the proposal is expected to be minimal. All traffic will utilize the existing

Northumberland Street ingress/egress that presently serves the church. No additional access is proposed along Northumberland Street.

In reviewing the definition of compatible cited at the beginning of this section, and my evaluation of the factors outlined in the Township Official Plan to assess compatibility, it is my opinion that the proposed development is compatible. The proposed development, similar to the Bute Street Condominium Apartment, can co-exist with existing development without causing adverse impacts to the surrounding area. The proposed development will not result in adverse shadow impact or result in an overlook condition, and is appropriately setback from existing development and the top of slope.

Parking

As previously discussed, a shared parking arrangement is proposed between the existing church and the proposed residential use through this Application. In my opinion, this will avoid an excessive oversupply of parking on the property in favour of more efficient use of available parking considering the different peak periods for parking use. The parking demand for the church is predominantly for day use whereas the higher parking demand for residential use will largely be in the evenings and weekends. Based on the existing parking provisions in the implementing Zoning By-law, a parking complement of approximately 110 spaces would be required based on 1.5 spaces per residential apartment unit plus 8 spaces per 100 m² for the existing church use. This is in my opinion excessive and an inefficient use of land.

The size of the church congregation is in decline. There are approximately 100 members presently with an average attendance of 50 people on any given Sunday. The average parking generated for Sunday services is between 25-30 vehicles. The Zoning By-law requires that the higher standard of one (1) space for every 7 seats or 8 spaces for each 100 square metres be applied. Based on the actual parking use, the one (1) space per 7 seats is a more appropriate parking standard and more closely aligns with the parking demands of the church use. This amount of parking is sufficient for traditional Sunday service and some of the weekday uses at the church, which include the North Dumfries Pre-School consisting of approximately 15 children and a senior's luncheon held on Fridays. The only regular weekday evening use of the church is by the Cubs and Boy Scouts. As the Cubs/Boy Scouts do not drive and most walk or are dropped off, only 2-3 parking spaces are required for the leaders.

The proposed apartment building comprising 33 units will consist of nine (9) one-bedroom units and 24 two-bedroom units. It is anticipated that on average, there will be one (1) dedicated parking space per residential unit with the remaining 0.5 spaces available for visitor parking. With a shared parking arrangement, visitor parking would be available throughout the day for church use and in the evening for residential use when the church is not in operation.

It is my recommendation that a parking ratio of a minimum of one (1) space per 7 seats be applied to the existing church use (i.e., 22 spaces). A parking ratio of 1.5 spaces per unit is recommended for residential use. This would equate to a minimum requirement of 22 spaces for the church and 50 spaces for the residential for a total of 72 spaces. There are 86 parking spaces shown on the conceptual site plan attached as **Schedule**

2. Application of these parking standards would provide a buffer of 14 spaces for shared use and for special events and services at the church.

Infrastructure

The proposed development will rely on existing and available infrastructure. Northumberland Street is a Regional Road which is a main arterial road through the Ayr community. The existing access from Northumberland Street presently used by the church will be relied upon for the proposed apartment building. There is no need for additional access to Northumberland Street or improvements to the existing access. It is, however, recommended that the existing driveway access and parking area to serve the church and future residential building be paved with demarcation of drive aisles and parking stalls.

As detailed in the servicing analysis prepared by Meritech, there are existing water, sanitary and storm sewers available along Northumberland Street to service the proposed development. An internal hydrant will be required to provide adequate flows for firefighting purposes. Meritech has included various potential stormwater management measures to address quantity and quality including an oil/grit separator, rooftop storage and parking lot ponding and/or underground storage. The preferred stormwater management measures will be further assessed at the site plan approval stage.

Natural Environment

As previously noted, the rear of the subject property abuts and contains a portion of a significant valley feature containing the Nith River and significant woodlands. The top of slope was surveyed which generally delineates the extent of the Greenlands System. Through the work completed by Chung & Vander Doelen, a Slope Stability Assessment was prepared to address the stability of the slope and determine an appropriate setback from the top of slope. The slope surface is fully vegetated, and the top of slope is lined with mature trees. Chung & Vander Doelen observed that there were no signs of present and past slope instability, and no seepage was observed on the slope surface and at the toe of the slope. On this basis, a 10 metre setback was recommended from the present top of slope. The proposed building has been designed to accommodate the 10 metre setback.

The intent of the Application is to ensure the adequate protection of the existing natural heritage and natural hazard features affecting the subject property. The proposed development is situated within a disturbed area of the property that is gravel and has in the past been used for church parking. In my opinion, the existing natural heritage and natural hazard features will be adequately protected for the long term through this Application.

Conclusions

Based on my detailed review of the current planning policy framework including the PPS, the ROP and Township Official Plan, and in consideration of the recommendations of the various technical reports and assessments, it is my opinion that the Application to

facilitate a four (4) storey residential apartment with 33 rental units represents good planning and is both compatible and appropriate for the subject property.

It is my planning opinion and recommendation that the Application be approved for the following reasons:

1. The Application has appropriate regard for matters of Provincial interest set out in Section 2 of the *Planning Act*. Some of the key matters include the orderly development of safe and healthy communities, protection of ecological systems, including natural areas, features and functions, adequate provision for a full range of housing, the protection of public health and safety, appropriate location of growth and development and promotion of a well-designed built form.
2. The Application is consistent with the PPS by supporting intensification, efficient use of land and infrastructure and providing housing options while protecting key natural heritage and natural hazard features.
3. The Application conforms to the ROP for growth in settlement areas and housing diversity.
4. The Application conforms to the Township of North Dumfries Official Plan and satisfactorily addresses the factors pertaining to land use compatibility.
5. The Application and proposed development ensure the continued protection of natural heritage and natural hazard features with a minimum 10 metre setback from the top of slope.
6. The Application recommends the rationalization of the applicable parking standard for the church based on actual use. A shared parking arrangement between the church and proposed residential use is appropriate and results in a more efficient use of parking on the subject property.
7. The Application and the proposed development are in the public interest.
8. The draft Zoning By-law attached as **Schedule 3** to this report to facilitate the proposed apartment building provides a built form that is consistent with the current Z.13 (Zone 13 - Institutional) Zone applicable to the subject property.

Yours truly,

WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP.





PROJECT:
KNOX UNITED CHURCH
92 NORTHUMBERLAND STREET AYR, ONTARIO

AERIAL PHOTO

PROJECT No:
2025/05

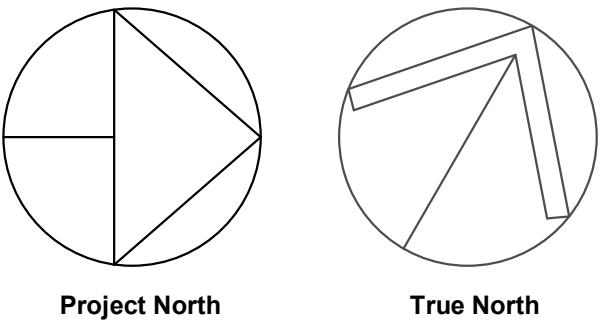
DATE:
SEPTEMBER 2025

SCALE:
1:2500

Wellings Planning Consultants Inc.
513 Locust Street, Unit B - Burlington, Ontario
t - 905-681-1769 e - Glenn@WellingsPlanning.ca

SCHEDULE 1

SCHEDULE 2



SITE DATA			
92 Northumberland St, Ayr, ON N0B 1E0			
DATA		REQUIRED	PROVIDED
ZONING [BY-LAW 689-83]		Z 13	Z 5/5a
LOT AREA (m²)			8,785.6 (m²)
SETBACKS	FRONT YARD (m)	--	7.5 (m)
	INTERIOR SIDE YARD (m)	4.5 (m) OR 1/2 HEIGHT	1.2m (1S) 2.4m (2S+)
	INTERIOR SIDE YARD (m)	4.5 (m) OR 1/2 HEIGHT	1.2m (1S) 2.4m (2S+)
	REAR YARD (m)	7.5 (m)	7.5 (m)
			5.0 (m) TAKEN FROM TOP OF SLOPE SETBACK

BUILDING DATA			
DATA		REQUIRED	PROVIDED
TOTAL DENSITY (# of units)		--	33 (units)
EXISTING BUILDING AREA (m²)		--	853.6 (m²)
BUILDING AREA (m²)		--	617.3 (m²)
GROSS FLOOR AREA (m²)		--	2,469.2 (m²)
GROSS CONSTRUCTION AREA (m²)		--	3086.6 (m²)
NUMBER OF STOREYS		3 MAX	3 MAX
BUILDING HEIGHT (m)		13.5 (m) MAX.	12 (m) MAX.
AMENITY AREA (m²)		--	59.1 (m²)

LOT COVERAGE DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	-- (%)	50.0 (%)
LANDSCAPE AREA (m²)	-- (m²)	4,391.3 (m²)
ASPHALT AREA (%)	-- (%)	33.3 (%)
ASPHALT AREA (m²)	-- (m²)	2,922.3 (m²)
BUILDING AREA - PROPOSED (%)	50 (%) MAX (Z13)	7.0 (%)
BUILDING AREA (m²)	-- (m²)	617.3 (m²)
BUILDING AREA - EXISTING (%)	50 (%) MAX (Z13)	9.7 (%)
BUILDING AREA (m²)	-- (m²)	853.7 (m²)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.5 per unit = 49	21
BARRIER FREE PARKING		4 (INCLUDED)
INSTITUTIONAL PARKING	8 per 100 (m²) = 68.3	65
	TOTAL	86

UNIT BREAKDOWN		
DATA	PROVIDED	PERCENTAGE
1 BED	9 UNITS	27%
2 BED	24 UNITS	73%
TOTAL	33 UNITS	



No.	Date	Revision
		Project No 23046
		Issue Date 2025-01-21
		Drawn by CRZ
		Checked by RPH
		Plot Date / Time 2025-01-22 10:32:43 AM

92 NORTHUMBERLAND
KNOX CHURCH UNITED

SITE PLAN

Drawing Scale	As indicated
Status	

Drawing No.	Revision No.
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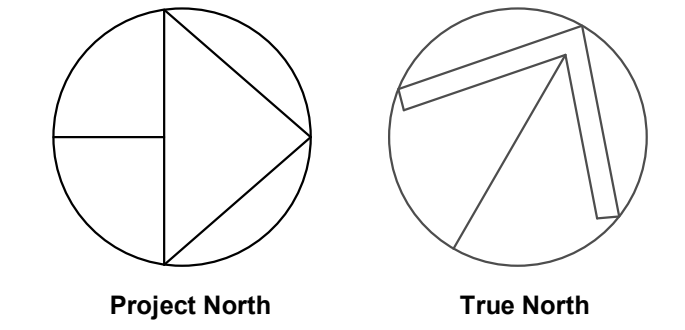
PRELIMINARY

D1.1

1 SITE PLAN
1: 250

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use with a third party makes the Consultant accept no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

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No.	Date	Revision
Project No.		23046
Issue Date		2025-01-21
Drawn by		CRZ
Checked by		RPH
Plot Date / Time		2025-01-22 10:32:44 AM

92 NORTHUMBERLAND
KNOX CHURCH UNITED

FLOOR PLANS

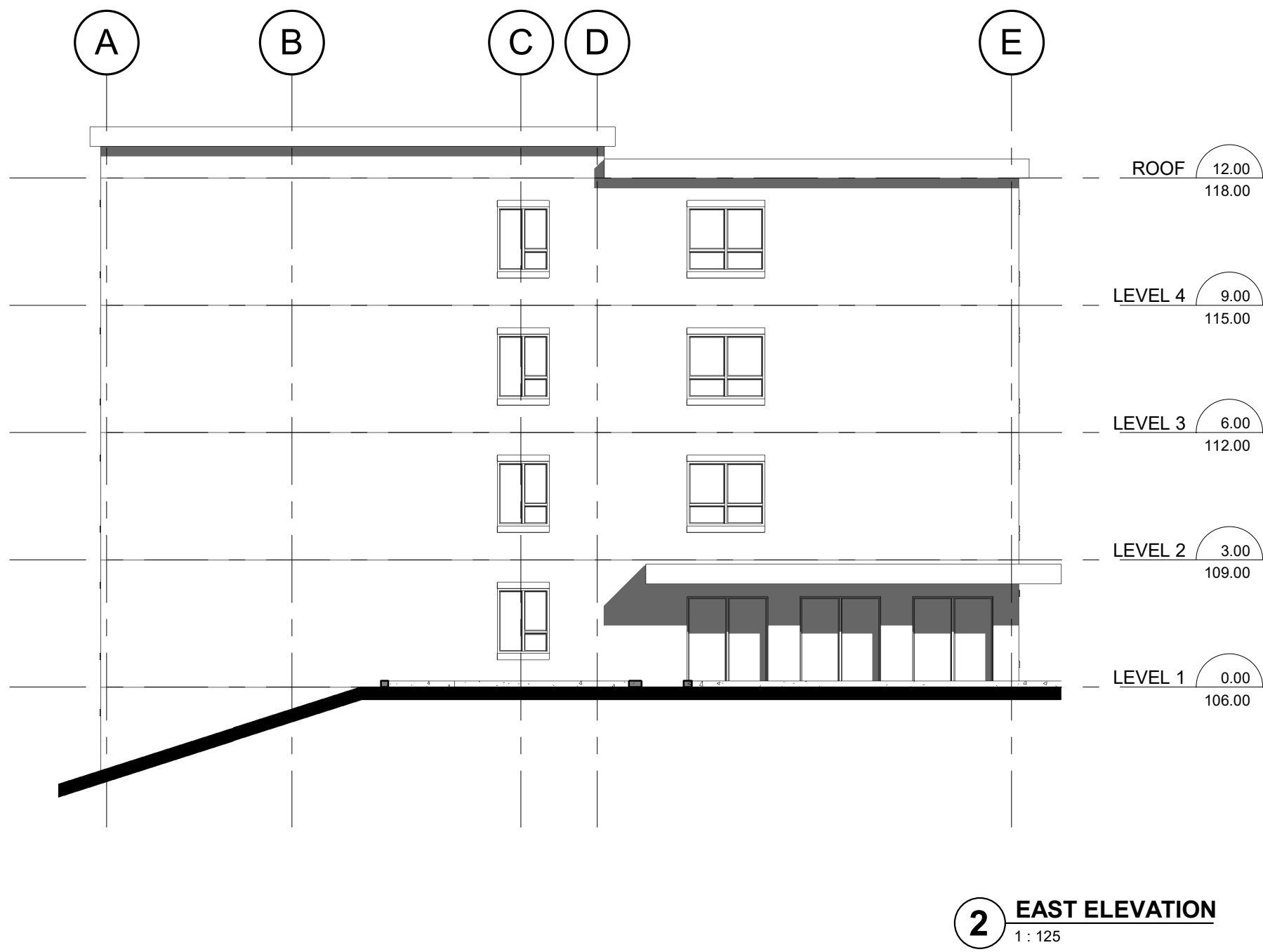
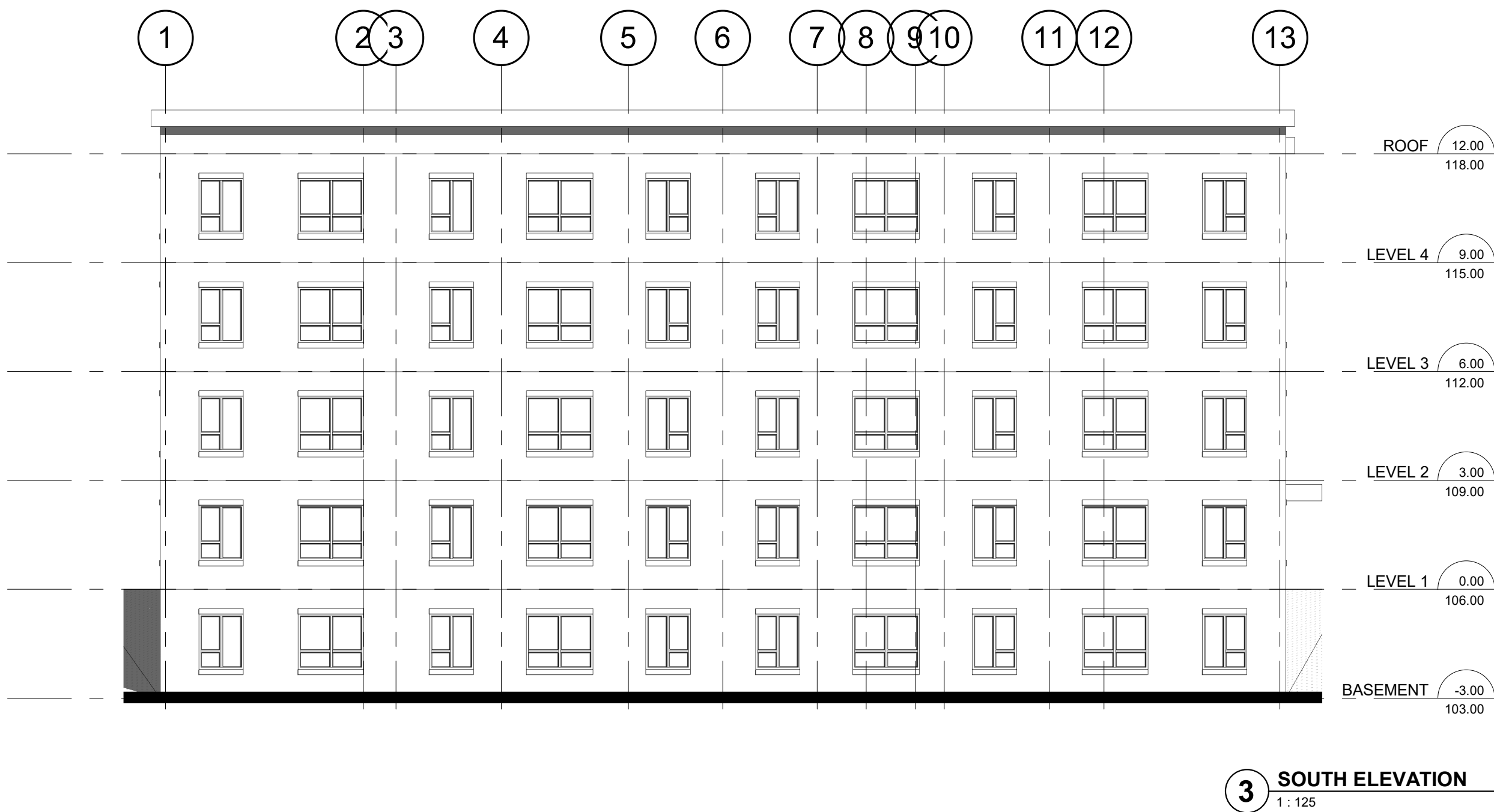
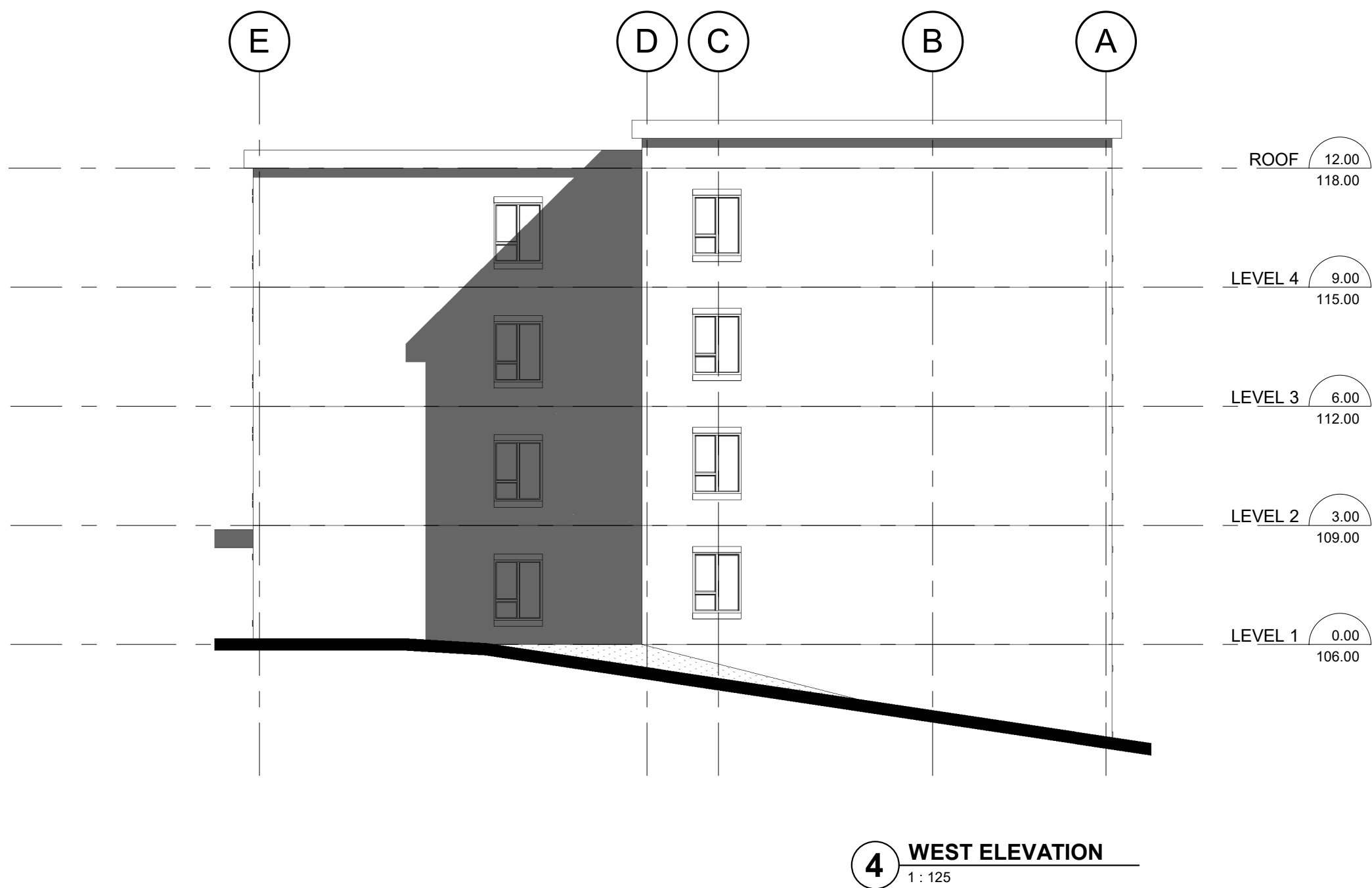
Drawing Scale 1 : 125
Status

Drawing No. Revision No.

PRELIMINARY
D2.1

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No.	Date	Revision
Project No. 23046		
Issue Date 2025-01-21		
Drawn by CRZ		
Checked by RPH		
Plot Date / Time 2025-01-22 10:32:47 AM		

SRM[↑]
architects+
urban*designers

**92 NORTHUMBERLAND
KNOX CHURCH UNITED**

ELEVATIONS

Drawing Scale 1:125
Status

Drawing No. Revision No.

PRELIMINARY

D3.1

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER XXXX -25

Being a By-Law to further amend General Zoning By-Law
Number 689-83, as amended, for the Township of North Dumfries

WHEREAS an application (File ZC-XXX) was received from Knox United Church with respect to lands located at 92 Northumberland Street, Ayr, Township of North Dumfries, Regional Municipality of Waterloo, to amend General Zoning By-law Number 689-83, to change the present Zone Z.13 (Zone 13 - Institutional) to Zone Z.13 (Zone 13 - Institutional) with an Exception 20.1.XXX to permit a four (4) storey, 33 unit residential apartment building.

AND WHEREAS the *Planning Act* empowers a municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the bylaw;

AND WHEREAS the Council of The Corporation of the Township of North Dumfries, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P 13, deems it to be desirable to further amend said General Zoning By-law Number 689-83 for the future development and use of the lands described above;

NOW THEREFORE the Council of The Corporation of the Township of North Dumfries enacts as follows:

1. THAT General Zoning By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, described as Part Lots 10 & 11, Village Plan of Ayr (1884) is changed from Zone Z.13 (Zone 13 - Institutional) to Zone Z.13 (Zone 13 - Institutional) with an Exception 20.1.XXX to permit a four (4) storey, 33 unit residential apartment building with associated site specific regulations.
2. AND THAT Section 20.1 of General Zoning By-law Number 689-83 is hereby further amended by the addition of a new Subsection immediately following 20.1.XXX as follows:
"20.1.XXX Part Lots 10 & 11, Village Plan of Ayr (1884) (Approximately 0.88 ha in area)
Notwithstanding any other provisions of General Zoning By-law 689-83 to the contrary, within the Z.13 Exception 20.1.XXX classification the following standards and regulations shall apply:
a) Part 1 on the map forming Schedule 'A' - Section 20.1.XXX of this By-law may be used for residential uses of the Zone 13 permitted uses, subject to the following:
i) Additional Use to include a Residential Building - Apartment
ii) Regulations: Residential Building - Apartment
a) Maximum Number of Units 33 units
b) Minimum Setback from Top of Slope 10.0 metres
c) Minimum Interior Side Yards 4.5 metres
d) Maximum Building Height 4 storeys
e) Minimum Number of Parking Spaces
i) Church 1 space per 7 seats
ii) Residential Building – Apartment 1.0 spaces per unit
iii) Visitor Parking 0.5 spaces per unit
f) Minimum Parking Space Size 2.75 metres x 6.0 metres
3. AND THAT except as amended by this By-law, the subject lands as shown on Schedule 'A' - Section 20.1.XXX to this By-law shall be subject to all other applicable provisions and regulations of General Zoning By-law Number 689-83, as amended.
4. AND THAT General Zoning By-law Number 689-83, as amended, is hereby further

SCHEDULE 3

amended by adding Schedule 'A' - Section 20.1.XXX attached to and forming part of this By-law.

- 5. THAT this By-law shall come into force and effect on the final passing thereof by the Council of the Corporation of the Township of North Dumfries.

READ a First and Second Time in the Council Chambers of the Township of North Dumfries this day of , 2025.

READ a Third Time and Finally Passed in the Council Chambers of the Township of North Dumfries this day of , 2025.

Mayor


Clerk

Schedule 'A' of By-law XXXX-25 for ZC-XXX (Knox United Church) to change the Z.13 (Zone 13 - Institutional) to Z.13 (Zone 13 - Institutional)

Exception No. XXX,
92 Northumberland Street



Legend

 Change from Z.13 (Zone 13 - Institutional) to Z.13 (Zone 13 - Institutional) Exception No. XXX