



**NOTICE OF STATUTORY PUBLIC MEETING**  
**Minor Variance Application A-01/25**  
**14 Queen Street**

**TAKE NOTICE** that the Council (the “Committee”) for The Corporation of the Township of North Dumfries (the “Township”) will be considering the following proposed Minor Variance 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 **Tuesday February 25<sup>th</sup>, 2025, at 6:00 pm.**

**Please note that this 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>Minor Variance A-01/25</b>
Related Application(s)	N/A
Owner(s):	Barbara Elliott
Applicant / Agent	Alex Josic, AFJ Building Design Inc
Legal Description:	Lt 6 E/S Queen St, 7 E/S Queen St P 608 North Dumfries; Pt Pollock St Pl 608 North Dumfries As Closed By WS522628 As In 1276988 ; T/W 1276988; North Dumfries
Civic Address:	14 Queen Street
Assessment Roll No.:	300104000103200
<b><u>Public Meeting:</u></b>	<b><u>Tuesday February 25<sup>th</sup>, 2025, at 6:00 pm</u></b>
Location:	<b>In-Person Participation:</b> 2958 Greenfield Road, North Dumfries Community Complex, Dumfries Room, 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.

**Location & Property Context:**

The subject property is located on the east side of Queen Street, south of Victoria Street and north of Albert St, in the Branchton Settlement Area, as shown on the location map below.

The property is municipally addressed as 14 Queen Street. The rectangular shaped lot is approximately 1,869 m<sup>2</sup> (0.46 acre) in size with a corresponding lot frontage of approximately 36.7 m (120.4 ft) onto Queen Street.

The subject property consists of a single detached dwelling and accessory buildings.

The subject property is serviced by private well and septic systems. Surrounding land uses are primarily rural residential.

***Figure 1: Location of Property***



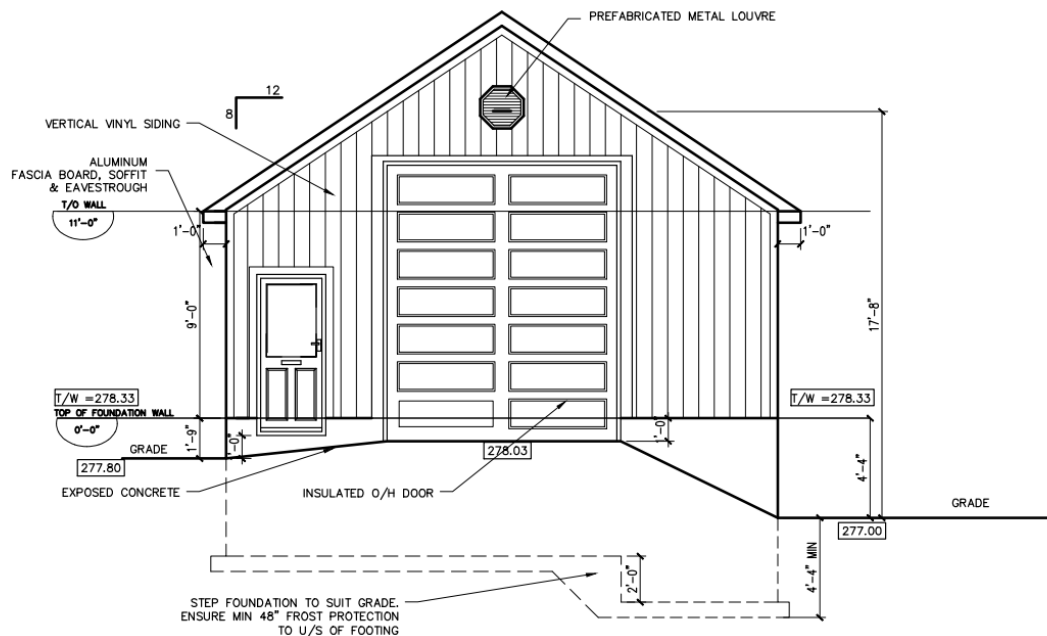
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**Purpose and Effect of the Planning Application:**

The purpose of the proposed minor variance application is to facilitate the construction of a detached garage adjacent to the principal dwelling located at 14 Queen Street. The owner is seeking relief from General Zoning By-law 689-83 to permit increased accessory building lot coverage and building height and reduced side yard setbacks.

The proposed accessory garage will be 7.31 m x 9.75 m (24 ft x 32 ft) in size with a total area of approximately 71.4 m<sup>2</sup> (768 ft<sup>2</sup>). The proposed building height of the accessory garage will be 5.23 m (17'- 2" ft) and will slightly exceed the maximum permitted building height.

**Figure 2: Front Elevation of Proposed Accessory Garage**



The subject property currently contains three accessory buildings. With the addition of the proposed garage, the total floor area of all accessory buildings will exceed the maximum lot coverage of 4% permitted by General Zoning By-law 689-83. Of the three existing accessory buildings:

- One is currently located closer to the property line than permitted
- Another is located between the principal dwelling and the northern property line, within the required side yard setback.

As part of this application, the owner is seeking additional variances to address these existing non-compliances and bring the property into conformity with General Zoning By-law 689-83.

A concept plan is attached to this Notice for review.

The property is currently designated "Settlement Residential and Ancillary" on Map 2.2 of the Township Official Plan. The property is zoned Z.3 – Rural Residential in General Zoning By-law 689-83.

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The following minor variances are being requested by the Owner from General Zoning By-law 689-83 as set out below:

1. Section 6.4.1 of General Zoning By-law 689-83 establishes that no person shall erect any accessory building within a required side yard. The owner seeks relief from this provision to permit an existing accessory building (shed) along the northern property line to be located within the required side yard setback of the principal dwelling and have a setback of 1.1 m (3.6 ft).
2. Section 6.4.2 of General Zoning By-law 689-83 establishes that no person shall erect any accessory building closer than 1 m (3 ft) from any interior lot line. The owner seeks relief from this provision to permit an existing accessory building to have a setback of 0.5 m (1.64 ft).
3. Section 8.3.7(a) of General Zoning By-law 689-83 permits a maximum floor area of 4% for all accessory buildings located on the property. The owner seeks relief from this provision to permit a maximum floor area of 5.2% for all accessory buildings.
4. Section 8.3.7(b) of General Zoning By-law 689-83 permits a maximum building height of 5.2 m (17 ft) for accessory buildings. The owner seeks relief from this provision to permit a building height of 5.23 m (17' – 2" ft) for the proposed detached garage.

**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 Minor Variance 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. "14 Queen Street" icon will be one of the listed current planning applications.

For more information about this matter, including information about appeal rights, please contact Christina Blazinovic via Phone: (519) 632-8800 ext. 131, Fax: (519) 632-8700 or E-Mail: [cblazinovic@northdumfries.ca](mailto:cblazinovic@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



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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. Tuesday February 25<sup>th</sup>, 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 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 Christina Blazinovic, Planner I / GIS Technician at [cblazinovic@northdumfries.ca](mailto:cblazinovic@northdumfries.ca)

Dated: February 5, 2025

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

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The Committee of Adjustment meeting scheduled for February 25<sup>th</sup>, 2025, to deal with Minor Variance Application A-01/25 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](mailto:clerk@northdumfries.ca) or by phone at 519-632-8800 ext. 130 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 February 25<sup>th</sup>, 2025**. To register, please email [clerk@northdumfries.ca](mailto: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](mailto:clerk@northdumfries.ca). Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.