



NOTICE OF STATUTORY PUBLIC MEETING

Consent Application B-02/26 – Consent for Easement

1661 Morrison Road & 1635 Morrison 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-02/26) for an Easement under Section 53 of the Planning Act, R.S.O. 1990, c. P.13. The Meeting will be convened on **Tuesday, May 26th, 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.

Application(s)	Consent Application B-02/26 – Consent for Easement
Related Application(s)	A-02/26, SP-01/26
Owner(s):	Moura Family Holdings
Applicant / Agent	Andrew Head (DSH Planning Consultants)
Legal Description:	1661 Morrison Road: <i>CON 7 PT LOT G, RP 67R928 PT 1</i> 1635 Morrison Road: <i>CON 7 PT LOT G, RP 67R928 PT 2</i>
Civic Address:	1661 Morrison Road and 1635 Morrison Road, North Dumfries
Assessment Roll No.:	300105000718701 and 300105000718701
<u>Public Meeting:</u>	<u>Tuesday, May 26, 2026, 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.

Location & Property Context:

The subject lands comprise two abutting properties municipally addressed as 1661 Morrison Road and 1635 Morrison Road in the Township of North Dumfries. The subject lands are located on Morrison Road, on the inside of the Morrison Road curve, approximately 150 m north of the intersection of Morrison Road and Dundas Street South. Both properties have frontage onto Morrison Road. The Township's municipal boundary with the City of Cambridge is located immediately west of the subject properties, on the opposite side of Morrison Road.

1661 Morrison Road has an approximate lot area of 0.81 ha (8,069 m²), with approximate lot frontages of 56.1 m along Morrison Road (west lot line) and 123.5 m along Morrison Road (north lot line). 1635 Morrison Road has a lot area of approximately 0.82 ha (8,150 m²), with an approximate lot frontage of 54.8 m. Both properties are currently under common ownership.

1661 Morrison Road contains an existing industrial building with warehouse and associated showroom space (custom cabinetry/woodworking), having an approximate building footprint of 1,654 m². A 951 m² building addition is proposed, which would expand the total footprint to approximately 2,605 m². 1635 Morrison Road contains an existing industrial building (approximately 798 m²) and a residential dwelling (approximately 180 m²). Both properties are serviced by private wells and septic systems. Surrounding land uses consist primarily of industrial, rural residential, and agricultural uses.

A location map of the subject properties is included below for context.

Figure 1: Location Map



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Consent Application B-02/26**

Purpose and Effect of the Planning Application:

The purpose of the Consent Application is to propose a reciprocal blanket easement over the entirety of both 1661 Morrison Road & 1635 Morrison Road (both properties being under common ownership). The easement would formalize shared vehicular access and circulation arrangements between the two properties. The easement is not limited to a defined area, extending over the whole of each parcel, with each property serving as both the dominant and servient tenement in favour of the other.

The easement is being sought in conjunction with a proposed 951 m² building addition at 1661 Morrison Road, which is the subject of a concurrent Minor Variance Application (A-02/26) for a reduced interior side yard setback, and a Site Plan Application (SP-01/26). The proposed easement would formalize a cross-parcel access arrangement, confirming that both properties will share a legal right of access and vehicular circulation across the whole of the two parcels.

Both 1661 Morrison Road and 1635 Morrison Road are zoned Z.10 – Industrial in General Zoning By-law 689-83, and are designated Settlement Core Area & Dry Industrial in the Township Official Plan.

The following describes the nature and effect of the proposed easement being sought by way of the Consent Application:

- The Owner/Applicant is seeking consent to grant a reciprocal (blanket) easement between 1661 Morrison Road (Assessment Roll No. 300105000718701) and 1635 Morrison Road (Assessment Roll No. 300105000718600), both under the ownership of Moura Family Holdings. The easement is proposed for the purpose of shared vehicular access and circulation across the whole of each parcel, in favour of the other. The easement is not limited to a defined area and is intended to formalize existing shared-use access arrangements between the two properties.

The Owner/Applicant has also submitted a Minor Variance Application (A-02/26) and a Site Plan Application (SP-01/26) concurrently with this Consent Application. All three applications are being reviewed in conjunction with one another to ensure that the proposed development at 1661 Morrison Road is evaluated in the context of a complete and functional site design, including the formalization of shared access with the adjacent property at 1635 Morrison Road. Staff would not be in a position to recommend approval of either the Minor Variance or Consent applications until all related planning matters have been addressed.

For More Information:

Members of the Public are encouraged to contact Township Staff for 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 Applications 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 “**1661 Morrison Road**” icon will be one of the listed current planning applications.

For more information, including information about appeal rights, please contact Brock Linklater via Phone: (519) 632-8800 ext. 129 or E-Mail: blinklater@northdumfries.ca during regular business hours.

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.

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 Consent 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. on Tuesday May 26th, 2026**, 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 the Committee of Adjustment 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 Dept., 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: May 6th, 2026

APPENDIX A PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for May 26th, 2026, to deal with Consent Application B-02/26 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

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 Tuesday May 26th, 2026**. 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.