



NOTICE OF STATUTORY PUBLIC MEETING

Consent Applications B-05/25

Roll No. 300105000807155 (Clyde 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 Consent Application B-05/25 at a Public Meeting scheduled for **Tuesday, October 28th, 2025 at 6:00 p.m.** The purpose of the application is to extend the boundary of an existing easement registered on title for the purpose of granting driveway access to an abutting property.

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 Applications B-05/25
Related Application(s)	B-12/07, B-13/07, and B-14/07
Owner(s):	Peter and Mary Rivers
Applicant / Agent	N/A
Legal Description:	CON 9 PT LOT 5 RP 58R15414 PTS 11 AND 12
Civic Address:	Unaddressed
Assessment Roll No.:	300105000807155
<u>Public Meeting:</u>	<u>Tuesday October 28th, 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.

Location & Property Context:

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The subject property is an unaddressed rural residential property located on the south side of Clyde Road, east of Shellard Road and west of Village Road and is recognized municipally by its Roll No. 300105000807155.

The property is primarily vacant but does contain an existing farm building structure. No other development is currently provided on the site. Figure 1 below provided an aerial of the subject property.

Figure 1: Key Map



Purpose and Effect of the Planning Applications:

The Township of North Dumfries has received a Consent Application to extend the limits of an existing access easement on a property currently without a municipal address but identified as Roll No. 300105000807155. The easement is proposed in favour of the abutting property to the east, identified as Roll No. 300105000807175.

An existing easement currently provides shared access along the frontage of the subject lands. This easement was legally established through previous Consent Applications B-12/07, B-13/07, and B-14/07, which were approved in 2007 to facilitate the severance of three rural non-farm residential lots

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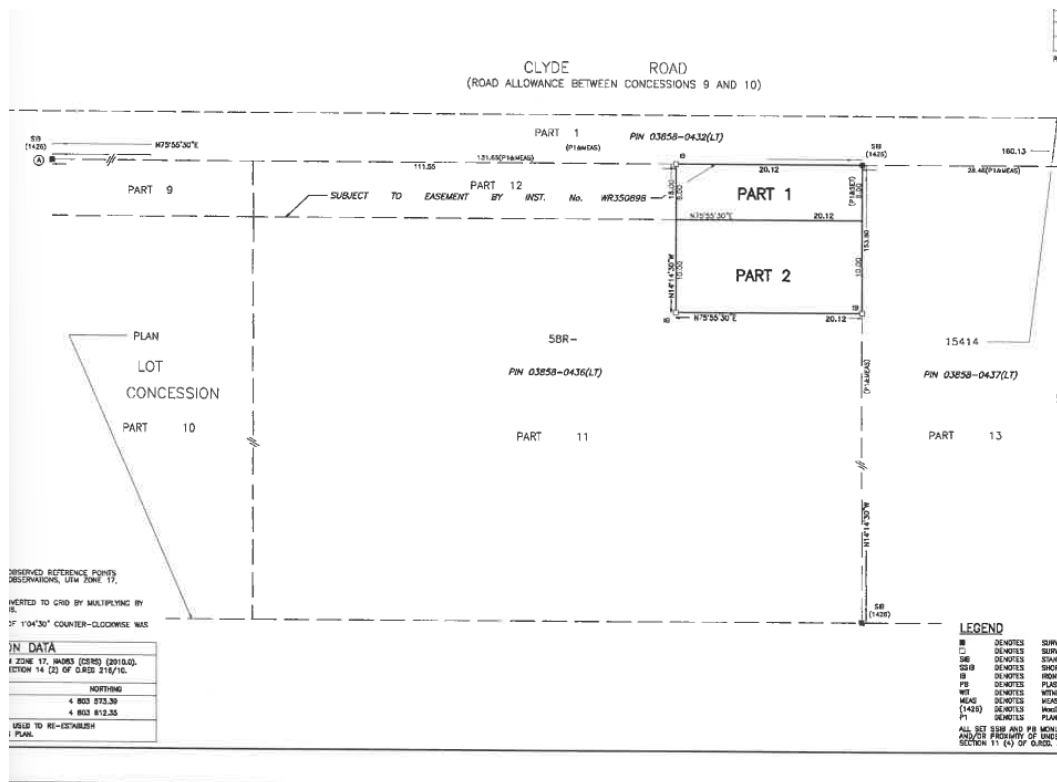
from 1507 Clyde Road. At that time, an easement was required to provide shared driveway access to the newly created lots.

The owner of the benefiting property (Roll No. 300105000807175) is preparing to develop the lot with a single-detached dwelling. Through the building permit review process, it was determined that the proposed driveway alignment could not be fully accommodated within the limits of the existing registered easement.

As a result, the applicant is requesting to extend the easement boundary southward to provide sufficient width to accommodate the planned driveway.

The current easement extends along the entire frontage of the property, being 131.67 metres (432.0 feet) in length with a depth of 6 metres (19.7 feet). The proposed driveway is to be located within the easternmost 20.12 metres (66.0 feet) of this frontage. To accommodate the planned driveway, an additional depth of 10 metres (32.8 feet) is proposed in this section, resulting in a total easement depth of 16 metres (52.5 feet) for the affected portion.

The consent sketch identifies this proposed extension area as Part 2. The existing easement is legally described as Part 12, and together, Parts 1 and 2 represent the area where the proposed driveway will be constructed, with Part 2 being the portion subject to this new consent request. The easement and driveway will benefit the property identified as Part 13 on the submitted sketch, shown below as Figure 2.



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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 / download these reports, please access the Planning home page and follow the link to current planning applications. "Clyde Road Easement Extension – Consent Application" icon will be one of the listed current planning applications.

For more information about this matter, including information about appeal rights, please contact Michael Campos via Phone: (519) 632-8800 ext. 132, Fax: (519) 632-8700 or E-Mail: mcampos@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

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 applications in writing to the Township. Any comments received **on or before 4:30 p.m. Tuesday October 28th, 2025** will be presented at the Public Meeting. Any comments received after the meeting, but prior to the Committee of Adjustment

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making a decision on the planning applications, 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, 3rd Floor, P.O. Box 1060, Ayr, ON, N0B 1E0;
- Email your request noting that you wish to be kept informed to Michael Campos, Manager of Planning at mcampos@northdumfries.ca.

Dated: October 9th, 2025

APPENDIX A PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for October 28th, 2025 to deal with Applications B-05/25 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 6 pm on Tuesday, October 28th, 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 (there is a drop box outside the main entry door); 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.

Sept 25/25.

