



**NOTICE OF STATUTORY PUBLIC MEETING**  
**Consent Application B-03/25**  
**Minor Variance Applications A-09/25**  
**2026 Reidsville 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-03/25) to create one new residential lot and a Minor Variance Application (File No. A-09/25). The Minor Variance Application is seeking relief from three sections of the Zoning By-law for the proposed severed lot; including relief from the minimum lot width requirement and minimum side yard requirement, as well as relief to permit the existing accessory structure to remain on the lot without an associated principal dwelling, until the time that the accessory structure has been converted into the principal residential dwelling. The Meeting will be convened on **Monday July 7<sup>th</sup>, 2025 at 6:00 pm**. The two files will be held simultaneously in one Public Meeting as they represent an inter-related matter.

**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, 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’ to ensure that you have the ability to directly participate in this upcoming Statutory Public Meeting if you wish to participate in the Meeting through a remote connection.**

**NOTE: THE COUNCIL MEETING WILL COMMENCE AT 6:00 P.M. WITH A CLOSED SESSION. THE COMMITTEE OF ADJUSTMENT SECTION OF THE MEETING IS EXPECTED TO BEGIN AT APPROXIMATELY 7:00 P.M.**

<b>Application(s)</b>	<b>Consent Application B-03/25</b> <b>Minor Variance Application A-09/25</b>
Related Applications	N/A
Owner(s):	Ed and Janet Hesselink
Applicant / Agent:	Ed Hesselink
Legal Description:	Part of Lot 31, Concession 10, North Dumfries
Civic Address:	2026 Reidsville Road, Township of North Dumfries
Assessment Roll No.:	3001-020-006-01001
<b><u>Public Meeting:</u></b>	<b><u>Monday July 7<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.

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**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 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.

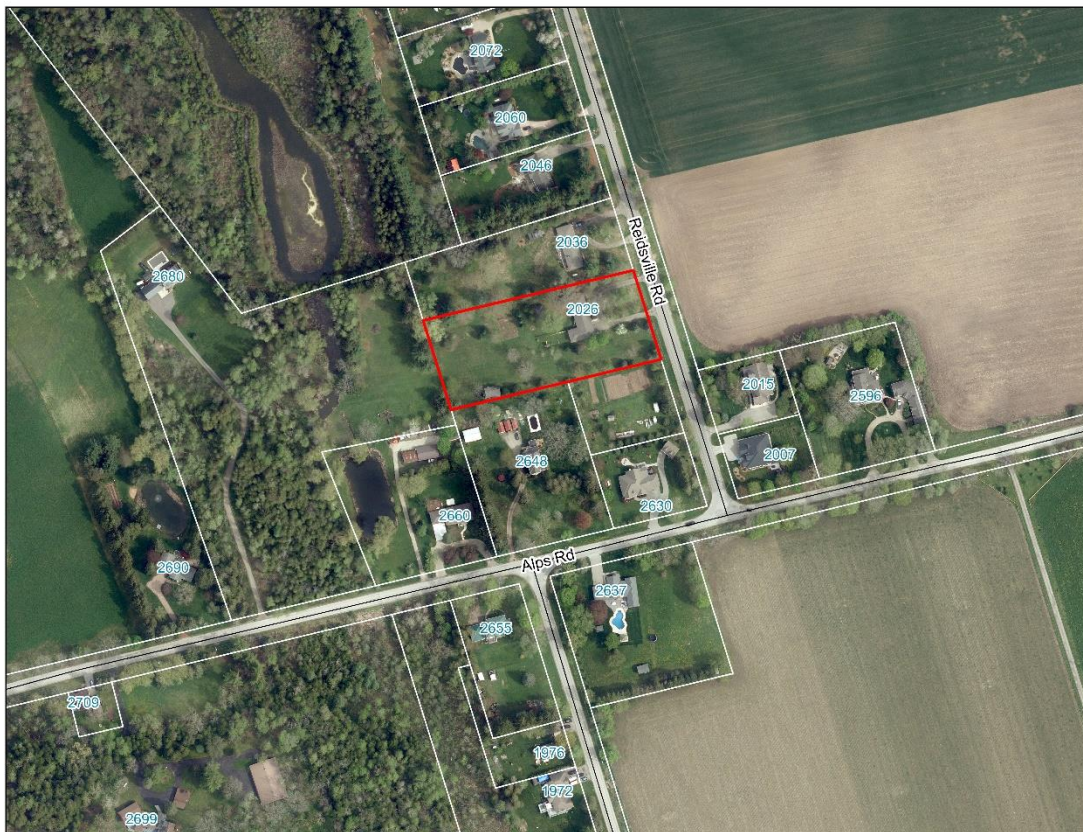
**Location & Property Context:**

The subject property is located within the Reidsville Settlement Area, on the west side of Reidsville Road, to the north of the intersection of Reidsville Road and Alps Road, as shown on the location map below.

The subject property is approximately 2 acres (8,089 m<sup>2</sup>) in size with a corresponding lot frontage of approximately 193.9 ft (59.13 m) onto Reidsville Road.

The property consists of a single detached residence and accessory buildings. Surrounding land use activities are primarily rural residential and agriculture. The Key Map below provides an aerial view of the subject property.

**Figure 1: Key Map**



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

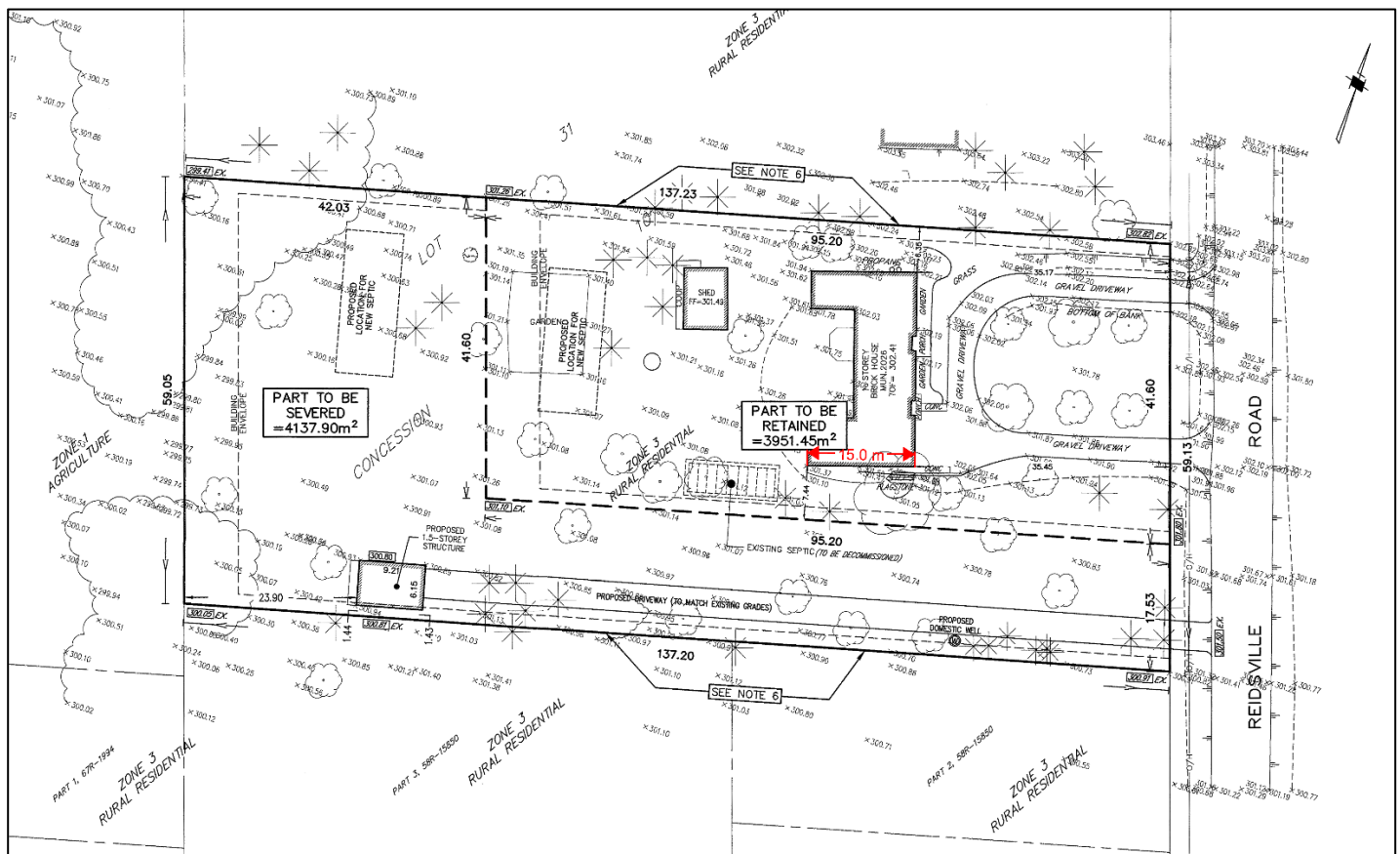
Two complete Planning Act applications (one Consent Application and one Minor Variance Application) have been submitted to the Township of North Dumfries.

**Consent Application (File No. B-03/25)** proposes to sever the subject property (2026 Reidsville Road) to create one new rural residential lot. The proposed retained lot will contain the existing residential dwelling. The proposed severed lot contains an existing 1.5 storey accessory building, which is proposed to be converted into a residential dwelling.

The proposed retained lot, situated at the north end of the subject property will be approximately 3,951.45 m<sup>2</sup> (0.98 acres) in size with a lot frontage of 41.6 m (136.5 ft.) onto Reidsville Road. The proposed severed lot, situated at the south end of the subject property will be approximately 4,137.9 m<sup>2</sup> (1.02 acres) in size with a lot frontage of 17.53 m (57.4 ft.) onto Reidsville Road.

A concept plan for the proposed severance is provided below as Figure 2.

**Figure 2: Concept Plan (Severance)**





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The Applicant has simultaneously applied for a **Minor Variance Application (File No. A-09/25)** to seek relief from five sections of the Zoning By-law for the proposed severed lot; including relief from the minimum lot width requirement and minimum side yard requirement, minimum floor area requirement, and relief to permit the accessory structure to remain on the lot without an associated principal dwelling, until the time that the accessory structure has been converted into the principal residential dwelling.

The following minor variances are being requested for the proposed severed lot (**File No. A-09/25**) from General Zoning By-law 689-83 as set out below:

1. Section 8.3.2 of General Zoning By-law No. 689-83 establishes that the minimum lot width shall be 30.0 metres, whereas the applicant is seeking to create a residential lot with a lot width of 17.53 metres.
2. Section 8.3.3 of General Zoning By-law No. 689-83 establishes that the minimum interior side yard setback shall be 2.4 metres for buildings greater than 1 storey in height, whereas the applicant proposing a side yard setback of 1.43 metres from the existing 1.5 storey building which is proposed to be converted to a residential dwelling.
3. Section 8.3.6(b) of General Zoning By-law No. 689-83 establishes that the minimum floor area for a 1 ½ storey building shall be 125 square metres, whereas the existing 1.5 storey accessory structure to be converted into the principal residential dwelling has an approximate total floor area of 100.26 square metres.
4. Section 8.3.6(d) of General Zoning By-law No. 689-83 establishes that the minimum ground floor area for residential buildings containing 1 ½ stories or more shall not be less than 75 square metres, whereas the existing 1.5 storey accessory structure to be converted into the principal residential dwelling has an approximate ground floor area of 56.64 square metres.
5. Section 9.2.3(a) of General Zoning By-law No. 689-83 establishes that an accessory building shall only be permitted in association with a principal residential dwelling on the lot. The applicant is seeking temporary relief from this provision to permit the existing accessory building on the proposed severed lot until such time that this structure is converted into the principal residential dwelling on the lot.

**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. The "2026 Reidsville" icon will be one of the listed current planning applications.

For more information about this matter, including information about appeal rights, please contact Brock Linklater via Phone: (519) 632-8800 ext. 129 or E-Mail: [blinklater@northdumfries.ca](mailto:blinklater@northdumfries.ca) during regular business hours, Monday to Friday, between 8:30 am and 4:30 pm.

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**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 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. on Monday July 7<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 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 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, 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 Brock Linklater, Senior Planner at [blinklater@northdumfries.ca](mailto:blinklater@northdumfries.ca).

Dated: June 18<sup>th</sup>, 2025

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## APPENDIX A

### PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for July 7<sup>th</sup>, 2025, to deal with Consent Application B-03/25 and Minor Variance Application A-09/25 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. 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 Monday July 9<sup>th</sup>, 2025**. To register, please email [clerk@northdumfries.ca](mailto: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](mailto:clerk@northdumfries.ca). Any correspondence submitted will be provided to the Committee of Adjustment and will form part of the public record.