



NOTICE OF STATUTORY PUBLIC MEETING

**1821-1835 Whistle Bare Road
TUESDAY February 25, 2025 6:00 PM**

Proposed Zoning By-law Amendment - File No. ZC-03/22

TAKE NOTICE that the Township of North Dumfries has received a “complete application” for a proposed Zoning Bylaw Amendment Application [File No. ZC-03/22] for the lands municipally addressed as 1821-1835 Whistle Bare Road and legally described as CON 12 PT LOT 27 PT LOT 28

Township Council will hold a **Statutory Public Meeting** in accordance with the Planning Act, as amended, to consider the merits of the Zoning By-law Amendment application filed by Brandon Flewwelling of GSP Group Inc., on behalf of the Owner.

Please note that this will be a hybrid Council 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)	Zoning By-law Amendment – File No. ZC-03/22
Related Application(s)	N/A
Owner(s):	1476545 Ontario Inc.
Applicant / Agent	Brandon Flewwelling, GSP Group
Legal Description:	CON 12 PT LOT 27 PT LOT 28
Assessment Roll No:	300102000610800
Public Meeting (Date/ Time)	Public Meeting – Tuesday, February 25th, 2025 at 6:00 p.m.
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 development 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 OF THE PROPOSED DEVELOPMENT

The lands subject to the Statutory Public Meeting are situated at 1821-1835 Whistle Bare Road in the Township of North Dumfries, east of Highway 401, north of Roseville Road, and west of Dickie Settlement Road. The subject property is approximately 41.52 hectares in size with a corresponding lot frontage of 820 metres onto Whistle Bare Road.

The subject property is currently used as an agricultural farm and is developed with an existing two-storey single-detached dwelling, a silo and sheds. The majority of the property is used for agricultural cash crop production. A small wetland is located at the south portion of the Site and is partially located within the adjacent Grand Valley Golf Course. This wetland is regulated by the Grand River Conservation Authority and has been evaluated as being Provincially Significant. There are also two existing hydro towers located on the property in an easement that bisects the property.

The subject property is designated as “Rural Areas” and “Protected Countryside” under Map 7 of Township Official Plan and is zoned Z.1 – Agricultural in its entirety under the Township Zoning By-law.

An Aerial Map of the subject property is provided on the following page.

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PURPOSE AND EFFECT OF THE PLANNING APPLICATIONS

The applicant is proposing an expansion of the existing Tullis-Whistle Bare Aggregate Pit to the immediate west of the subject lands, municipally addressed as 1951 Whistle Bare Road, into the subject lands. Both sites are intended to share an access, an internal haul route, and the same hours of operation. It is proposed that extraction will continue from the existing pit into the subject property in a west-east direction over the next 21-24 years, and would take place in three phases:

1. Extraction of the site will begin at the boundary of the Tullis Pit and move east into the subject property, encompassing an area of 5.53 hectares. Aggregates will be extracted for 5-6 years before moving into Phase 2.
2. In Phase 2, extraction will move east around the wetland and will continue for 9-10 years. The Phase Two extraction area is 6.98 hectares.
3. Finally, Phase 3 will see the remaining 8.33 hectares of the subject property be extracted,

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providing enough aggregates for 7-8 years of extraction.

A 15-metre buffer is proposed along the east and south property lines, while a 30-metre buffer is proposed along the north property line, parallel to Whistle Bare Road. A 15-metre setback with an incorporated access ramp is proposed along the southern hydro tower, while the northern tower is outside of the proposed extraction limit. Additionally, a 20-metre buffer is proposed around an existing archaeological find at the north of the site which will remain undisturbed. A 70-metre buffer around this same find requires archaeological monitoring for site alteration and/or extraction, both of which are proposed. A separate archaeological find located within the wetland area requires the same buffering, however, no site alteration is proposed within the buffers of the southern find. The wetland will be protected, and no extraction is proposed that will harm the environmental feature.

Following extraction, the site is proposed to be rehabilitated for agricultural purposes.

In order to facilitate the expansion of the existing Aggregate Pit into the subject lands, an amendment to the Township's Zoning By-law No. 689-83 is required.

The site is currently zoned "Z.1 – Agricultural" under the Township Zoning By-law and does not permit aggregate extraction. As such, a Zoning By-law Amendment is required to rezone the subject property to Zone "Z.14 – Mineral Aggregates" and Zone "Z.12a – Environmental Protection One Zone" with a site-specific exemption to permit extraction along the western property line of the subject property, which shares a border with the existing Tullis Pit. The purpose of the "Z.12a – Environmental Protection One Zone" is to ensure the future protection of the core Environmental Feature.

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 submitted by the Owner in support of the zoning by-law amendment 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 **1821-1835 Whistle Bare Road** 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 Email: 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

Zoning By-law Amendment:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of North Dumfries to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Dumfries before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of North Dumfries before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in opinion of the Tribunal, there are reasonable grounds to do so.

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 February 25th, 2025** will be presented at the Public Meeting. Any comments received after the meeting, but prior to Township Council making a decision on the planning applications, will be considered in a future Report to Council 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, P.O. Box 1060, Ayr, ON, N0B 1E0;

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- Email your request noting that you wish to be kept informed to Michael Campos, Manager of Planning at mcampos@northdumfries.ca

Date: February 5, 2025

APPENDIX A

PARTICIPATION IN A VIRTUAL STATUTORY PUBLIC MEETING

The Public Meeting scheduled for Tuesday, February 10th, 2025, to deal with the Zoning By-law Amendment Application submitted for 181-1835 Whistle Bare Road will be a hybrid meeting. Members of the Public can decide whether to attend in-person or appear virtually.

Below is information on how you can submit comments, view or participate in the meeting if you decide to participate virtually. You may also contact the Clerk 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 Clerk **on or before 5:00 p.m. on Tuesday, February 25th, 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 Clerk 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 Clerk. 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 or in-person, 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 Council and will form part of the public record.