



## NOTICE OF STATUTORY PUBLIC MEETING

### Minor Variance Application A-07/25

**Pt Lt 7 Con 7 North Dumfries Pts 1 - 4 67R2683; S/T 145505; North Dumfries**

**TAKE NOTICE** that the Council (the “Committee”) for The Corporation of the Township of North Dumfries (the “Township”) will be considering a Minor Variance Application (File No. A-07/25) 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 June 17<sup>th</sup>, 2025, 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.

<b>Application(s)</b>	<b>Minor Variance Application A-07/25</b>
Related Application(s)	N/A
Owner(s):	Chuck Asmussen
Applicant / Agent	Chuck Asmussen
Legal Description:	PT LT 7 CON 7 NORTH DUMFRIES PTS 1 - 4 67R2683; S/T 145505; NORTH DUMFRIES
Civic Address:	Unaddressed
Assessment Roll No.:	300104000108803
<b><u>Public Meeting:</u></b>	<b><u>Tuesday June 17<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.

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**Location & Property Context:**

The subject property is located at the southwest corner of the intersection of Maple Manor Road and Cheese Factory Road.

The subject property is approximately 2.39 hectares (5.9 acres) in area with a corresponding lot frontage of approximately 126.65 m (415.51 ft) onto Cheese Factory Road and 262.72 m (861.94 ft) onto Maple Manor Road.

The property is currently vacant. The location map below provides an aerial view of the subject property.

**Figure 1: Location Map**





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

The purpose of the proposed minor variance application is to seek relief from General Zoning By-law 689-83 to permit a reduced Minimum Distance Separation (MDS 1) and street line setback to facilitate the construction of a single detached dwelling.

A dairy barn situated on the adjacent parcel, municipally addressed as 1498 Cheese Factory Road, necessitates a Minimum Distance Separation of 286 m (938.32 ft) for the proposed dwelling.

The majority of the property is regulated by the Grand River Conservation Authority (GRCA) and includes floodplain at the rear. Due to these constraints, the dwelling is proposed to be closer to the road to avoid the floodplain and allow adequate space for the required septic system, placing it within the required Minimum Distance Separation of 286 m (938.32 ft).

A concept plan is included as the last page of this Notice.

The property is zoned Z.1 – Agriculture in General Zoning By-law 689-83.

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

1. Section 6.10.2 of General Zoning By-law 689-83 establishes that in Zone 1, the building line shall be 16 m (52.49 ft) from any street line for a residential building or accessory building. The Owner seeks relief from this provision to permit a building line of 14 m (45.93 ft) from Maple Manor Road for the proposed development.
2. Section 6.29.1 of General Zoning By-law 689-83 establishes that no residential development located on a separate lot and permitted within a zone, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I). The required Minimum Distance Separation (MDS 1) setback is 286 m (938.32 ft). The Owner seeks relief from this provision to permit a Minimum Distance Separation (MDS 1) of 273.26 m (896.52 ft), a reduction of 12.74 m (41.79 ft).

**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.

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:

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[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 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 June 17<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 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 Christina Blazinovic, Planner I/GIS Technician at [cblazinovic@northdumfries.ca](mailto:cblazinovic@northdumfries.ca).

Dated: May 29<sup>th</sup>, 2025

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## APPENDIX A

### PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for June 17<sup>th</sup>, 2025; to deal with Minor Variance Application A-07/25 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 5 pm on Tuesday June 17<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.