



NOTICE OF STATUTORY PUBLIC MEETING
Minor Variance Application A-13/25
580 Piper Street, 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-13/25) 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 **Monday August 11th, 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.

Application(s)	Minor Variance Application A-13/25
Related Application(s)	A-07/23
Owner(s):	Dylan Hall
Applicant / Agent	Dylan Hall
Legal Description:	PT. LOT 38 CONCESSION 7, BEING PT. 1 ON 58R-18356. S/T 154166, ND12440, ND12878 TOWNSHIP OF NORTH DUMFRIES
Civic Address:	580 Piper Street, North Dumfries
Assessment Roll No.:	300101000508800
<u>Public Meeting:</u>	<u>Monday August 11th, 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.

**Notice of Statutory Public Meeting
Minor Variance Application A-13/25**

Location & Property Context:

The subject property is located east of the intersection of Piper Street and Trussler Road as shown on the location map below.

The property is municipally addressed as 580 Piper Street. The irregularly shaped lot is 0.72 acres (2,915 m²) in size with a corresponding lot frontage of 64.5 m (211 ft) onto Piper Street.

The subject property consists of a one-storey single detached dwelling and an accessory building.

The subject property is serviced by private well and septic systems. Surrounding land uses are primarily industrial, agricultural, rural residential and the valley system of the Nith River.

Figure 1: Location Map



Purpose and Effect of the Planning Application:

The purpose of the proposed minor variance application is to address a minor reduction in the front yard setback of a covered porch attached to the principal dwelling on the subject property.

A previous minor variance (File No. A-07/23) was approved by the Committee of Adjustment on August 14th, 2023, to permit a reduced front yard building line of 14.4 m, whereas the minimum

**Notice of Statutory Public Meeting
Minor Variance Application A-13/25**

required setback in the Zoning By-law is 16 m.

Following the completion of construction, it has been confirmed that the covered porch was built at a setback of 13.93 m, which is slightly closer to the front lot line than what was previously approved. A new minor variance application has been submitted to address this reduced setback and reflect the as-built condition.

The property is zoned Z.1 (Agriculture) with site-specific exemption 20.1.8 under General Zoning By-law 689-83. Site-specific exemption 20.1.8 requires a minimum lot area of 0.29 hectares and a lot frontage of 64 m on Piper Street.

The following minor variance is therefore requested from General Zoning By-law 689-83:

1. Section 6.10.2 of General Zoning By-law 689-83 establishes a building line of 16 m. A previous variance (File No. A-07/23) was approved to permit a setback of 14.4 m. The Owner now seeks further relief from this provision to permit a building line of 13.93 m, to reflect the as-built location of the covered porch.

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 "580 Piper Street" icon will be one of the listed 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: 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, 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.

**Notice of Statutory Public Meeting
Minor Variance Application A-13/25**

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. Monday August 11th, 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, 3rd 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.

Dated: July 21st, 2025

APPENDIX A

PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for August 11th, 2025; to deal with Minor Variance Application A-13/25 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 5 pm on Monday August 11th, 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 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.