



NOTICE OF STATUTORY PUBLIC MEETING

Consent Applications B-05/26, B-06/26, B-07/26, B-08/26 and B-09/26
3024 Old Beverly 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 five (5) related Consent Applications (File Nos. B-05/26, B-06/26, B-07/26, B-08/26 and B-09/26) at a Public Meeting scheduled for **Monday, August 10th, 2026, at 6:00 pm**. The Consent Applications seek to create five (5) new rural residential lots and to retain one (1) lot from the subject property. As the applications are interrelated and relate to a single property, they are being circulated and considered together through this single Notice.

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-05/26, B-06/26, B-07/26, B-08/26 & B-09/26
Related Application	N/A
Owner(s):	12649161 Canada Inc.
Applicant / Agent	Brandon Flewwelling, MCIP, RPP – GSP Group Inc.
Legal Description:	CON 9 PT LOT 1, RP 67R834 PART 1
Civic Address:	3024 Old Beverly Road, Township of North Dumfries
Assessment Roll No.:	300105000806401
<u>Public Meeting:</u>	<u>Monday, August 10, 2026, at 6:00 pm</u>
Location:	In-Person Participation: North Dumfries Community Complex, Dumfries Room (Ayr Farmers Mutual Community Centre) 2958 Greenfield Road, 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.

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Location & Property Context:

The subject property is municipally addressed as 3024 Old Beverly Road and is located at the northeast corner of Old Beverly Road and Robinson Road in the Township of North Dumfries. Lands on the west side of Robinson Road are located within the City of Cambridge.

The property has an approximate area of 11.3 hectares and is rectangular in shape, with frontage on Robinson Road to the west, Old Beverly Road to the south and Shellard Side Road to the east.

The westerly portion of the property contains an existing single-detached dwelling and a separate detached garage situated to the rear of a large lawn area, with access provided by an existing driveway to Old Beverly Road. The central portion of the property contains wooded areas and a wetland feature, and the easterly portion consists of fallow agricultural fields served by a separate field access.

Surrounding land uses consist of agricultural lands, rural residential development and forested lands to the north; Old Beverly Road, forested land and industrial uses to the south; residential development within the City of Cambridge to the west; and agricultural lands to the east.

The subject property is designated Rural Areas and Protected Countryside in the Township of North Dumfries Official Plan and is zoned Z.1 – Agricultural, subject to Site-Specific Exemption 20.1.65, in General Zoning By-law No. 689-83.

A location map of the subject property is included below for context.

Figure 1: Location Map



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Purpose and Effect of the Planning Applications:

The purpose of the proposed Consent Applications is to sever five (5) new rural residential lots from the subject property, each proposed to front onto Robinson Road, and to retain one (1) lot with frontage onto Old Beverly Road. Each of the five proposed lots is the subject of a separate Consent Application, and the applications have been assigned separate file numbers. The proposed lots are intended to be developed with single-detached dwellings serviced by private individual wells and septic systems.

The proposed lot fabric is summarized as follows:

1. File No. B-05/26 (proposed Lot 1) – a proposed lot area of approximately 0.99 hectares with approximately 34.9 metres of frontage on Robinson Road.
2. File No. B-06/26 (proposed Lot 2) – a proposed lot area of approximately 0.97 hectares with approximately 34.9 metres of frontage on Robinson Road.
3. File No. B-07/26 (proposed Lot 3) – a proposed lot area of approximately 0.95 hectares with approximately 34.9 metres of frontage on Robinson Road.
4. File No. B-08/26 (proposed Lot 4) – a proposed lot area of approximately 0.93 hectares with approximately 34.9 metres of frontage on Robinson Road.
5. File No. B-09/26 (proposed Lot 5) – a proposed lot area of approximately 1.73 hectares with approximately 44.4 metres of frontage on Robinson Road.
6. Retained lands – a lot area of approximately 5.73 hectares with approximately 145.2 metres of frontage on Old Beverly Road.

The lands proposed to be severed contain the existing single-detached dwelling and detached garage referenced above. The retained lands are proposed to remain as an agricultural-use parcel.

The applicant has noted that a future Zoning By-law Amendment is proposed in support of the applications and is anticipated to be required as a condition of consent approval, in order to rezone the developable portion of each new lot to an appropriate Rural Residential zone category, to rezone the wetland feature and its associated buffer to Z.12B – Environmental Protection Two, and to remove the existing Site-Specific Exemption 20.1.65 from the lands. Any such amendment would be the subject of a separate application, Notice, and Public Meeting.

In support of the applications, the applicant has submitted a Planning Justification Brief, a Scoped Environmental Impact Study, Hydrogeology & Terrain Evaluation, a Preliminary Servicing Letter, a Stage 1-2 Archaeological Assessment and a Transportation Impact Brief.

For More Information:

Members of the Public are encouraged to contact Township Staff to secure more information about the proposed planning application, and/or, to learn more about the Public Meeting process and how to be engaged in the review / decision making process.

Items 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 items, please access the Planning home page and follow the link to "Current Planning Applications". The **"3024 Old Beverly Road (B-05/26 to B-09/26)"** icon will be one of the listed current planning applications on that page.

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For more information about this matter, including information about appeal rights, please contact Brock Linklater, Senior Planner via Phone: (519) 632-8800 ext. 129 or E-Mail: blinklater@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 proposed Consent Applications, 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 giving of the notice 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 applications does not make an oral or written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, 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 also provide comments about the proposed planning applications in writing to the Township in-advance of the meeting. Any comments received **on or before 4:30 p.m. on Monday, August 10th, 2026** will be presented to the Committee of Adjustment at the Public Meeting.

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 any future 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 Brock Linklater, Senior Planner at blinklater@northdumfries.ca.

Dated: July 21, 2026

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APPENDIX A
PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for August 10th, 2026, to deal with Consent Applications B-05/26, B-06/26, B-07/26, B-08/26 and B-09/26 will be a hybrid meeting where members of the Public can decide whether to attend in-person or opt to appear virtually.

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.

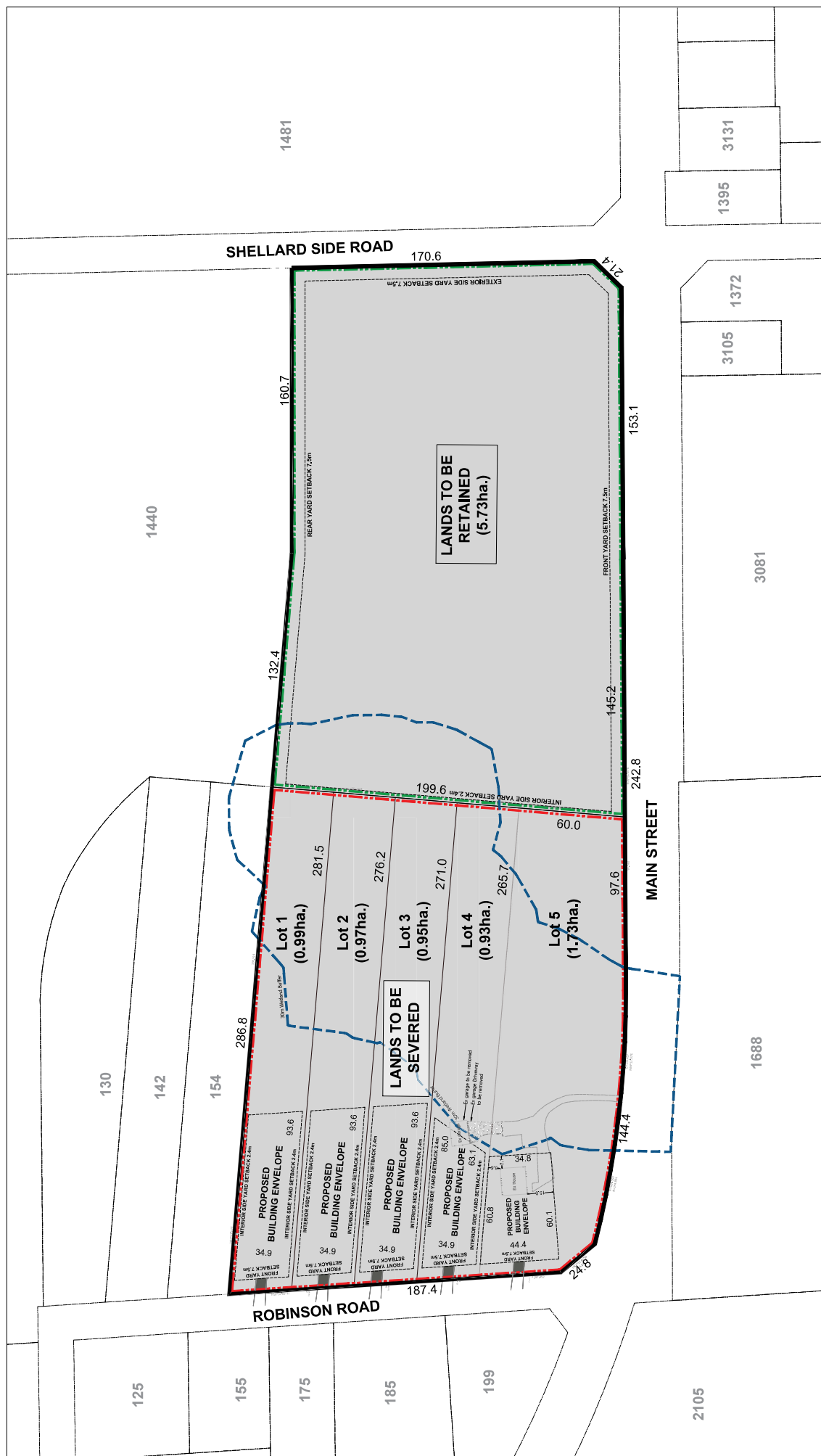
HOW TO PARTICIPATE

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 4:30 pm on Monday August 10th, 2026**. 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.



Depth (metres)	Species A (solid line)	Species B (dashed line)	Species C (dotted line)
0	5	3	2
10	18	12	8
20	10	8	5
30	12	10	6
60	15	10	5



NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals.

Scale 1:2000 | June 22, 2026 | Project No.: 26008 | Drawn By: EF/HS



Severence Sketch

3024 Old Beverly Road, North Dumfries