



NOTICE OF STATUTORY PUBLIC MEETING
Minor Variance Application A-10/26
47 Northumberland Street, 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 Minor Variance Application (File No. A-10/26) at a Public Meeting scheduled for **Tuesday, September 29th, 2026, at 6:00 pm**. The Minor Variance Application seeks relief from Section 6.13.5 of Zoning By-law No. 689-83 to recognize 11 off-street parking spaces as sufficient to serve the existing five-unit commercial building.

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-10/26
Related Application(s)	N/A
Owner(s):	Maggie Dunnett
Applicant / Agent	Vik Jheeta
Legal Description:	PLAN MUN PT LOT 4 N/S GIBSON ST PT GIBSON CLSD
Civic Address:	47 Northumberland Street, Township of North Dumfries
Assessment Roll No.:	300101000203600
<u>Public Meeting:</u>	<u>Tuesday, September 29th, 2026, at 6:00 pm</u>
Location:	In-Person Participation: Ayr Farmers Mutual Community Centre, Dumfries Room 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 47 Northumberland Street and is located within the Urban Growth Centre of Ayr, in the established downtown commercial area. The property has frontage along Northumberland Street and Gibson Street, with the parking area located toward MacDonald Street

The property is developed with an existing commercial building containing five commercial units and approximately 5,192 square feet of commercial floor area.

An existing parking area at the eastern end of the property provides 11 off-street parking spaces. The building and parking area have been established for many years and occupy the majority of the site, limiting the opportunity to provide additional on-site parking.

The subject property is zoned Z.6 – Commercial and is subject to site-specific exemption 20.1.142 of General Zoning By-law No. 689-83. The Z.6 Zone permits a range of commercial uses, including retail and wholesale establishments, restaurants, offices, clinics, hairdressers/barbers, and studios. Site-specific exemption 20.1.142 additionally permits a veterinary clinic or office, provided there is no boarding of cats, dogs, or other small animals.

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 Application:

The Minor Variance Application seeks relief from Section 6.13.5 of General Zoning By-law No. 689-83, which establishes minimum off-street parking requirements based upon the particular use occupying a property. As tenants change over time, the applicable parking requirement can also change even though the existing building and 11-space on-site parking supply remain unchanged.

The following variance is requested from General Zoning By-law No. 689-83:

1. Section 6.13.5 establishes minimum off-street parking requirements based upon the specific use or uses occupying a property. The Applicant is seeking relief to permit a minimum of 11 off-street parking spaces to serve the existing five-unit commercial building, regardless of the combination of uses otherwise permitted within the Z.6 – Commercial Zone and through site-specific exemption 20.1.142. The relief would apply only to the existing commercial building and its current gross floor area and would not apply to any future building expansion or to any additional use permitted through a future Zoning By-law Amendment.

The intent of the application is to recognize the existing 11-space parking supply and allow turnover between uses already permitted on the property without requiring new parking relief solely because a tenant changes. No expansion of the existing building or new use beyond those currently permitted is proposed through this application.

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 Application 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 "**47 Northumberland Street (A-10/26)**" icon will be one of the listed current planning applications on that page.

For more information about this matter, including information about appeal rights, please contact Michael Campos, Manager of Planning via Phone: (519) 632-8800 ext. 132 or E-Mail: 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

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.

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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 also provide comments about the proposed planning application in writing to the Township in-advance of the meeting. Any comments received **on or before 4:30 p.m. on Tuesday, September 29th, 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 Michael Campos, Manager of Planning at mcampos@northdumfries.ca.

Dated: September 9th, 2026

APPENDIX A PARTICIPATION IN A HYBRID STATUTORY PUBLIC MEETING

The Committee of Adjustment meeting scheduled for September 29th, 2026, to deal with Minor Variance Application A-10/26 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 Tuesday September 29th, 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.