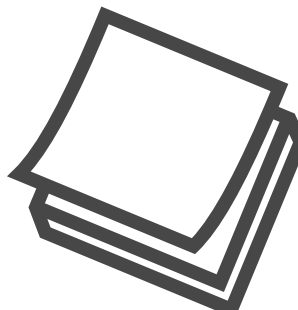


Welcome to the Open House!

- **Please sign in** with your name and e-mail address to be kept up to date on the project.

- Please use the Sticky Notes () to add comments to the questions on the **Display Boards**. Please add them in the grey boxes below the questions or along the page edges.

Comment Box

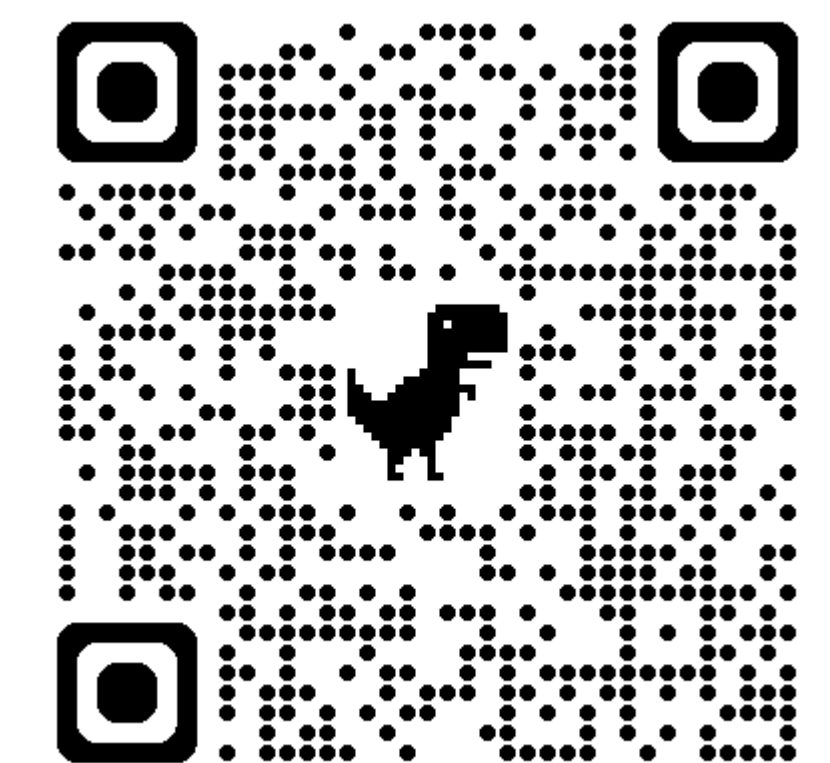
- Comments on the Secondary Plan can be submitted at anytime to the Project Team through Craig Rohe of GSP Group (crohe@gspgroup.ca).
- All submitted comments will be reviewed and considered by the Project team while preparing the Draft Secondary Plan.
- The next Open House will be **Wednesday, November 25th, 2026**, where we will be sharing the Draft Secondary Plan polices and mapping.

Thank you for joining us tonight!

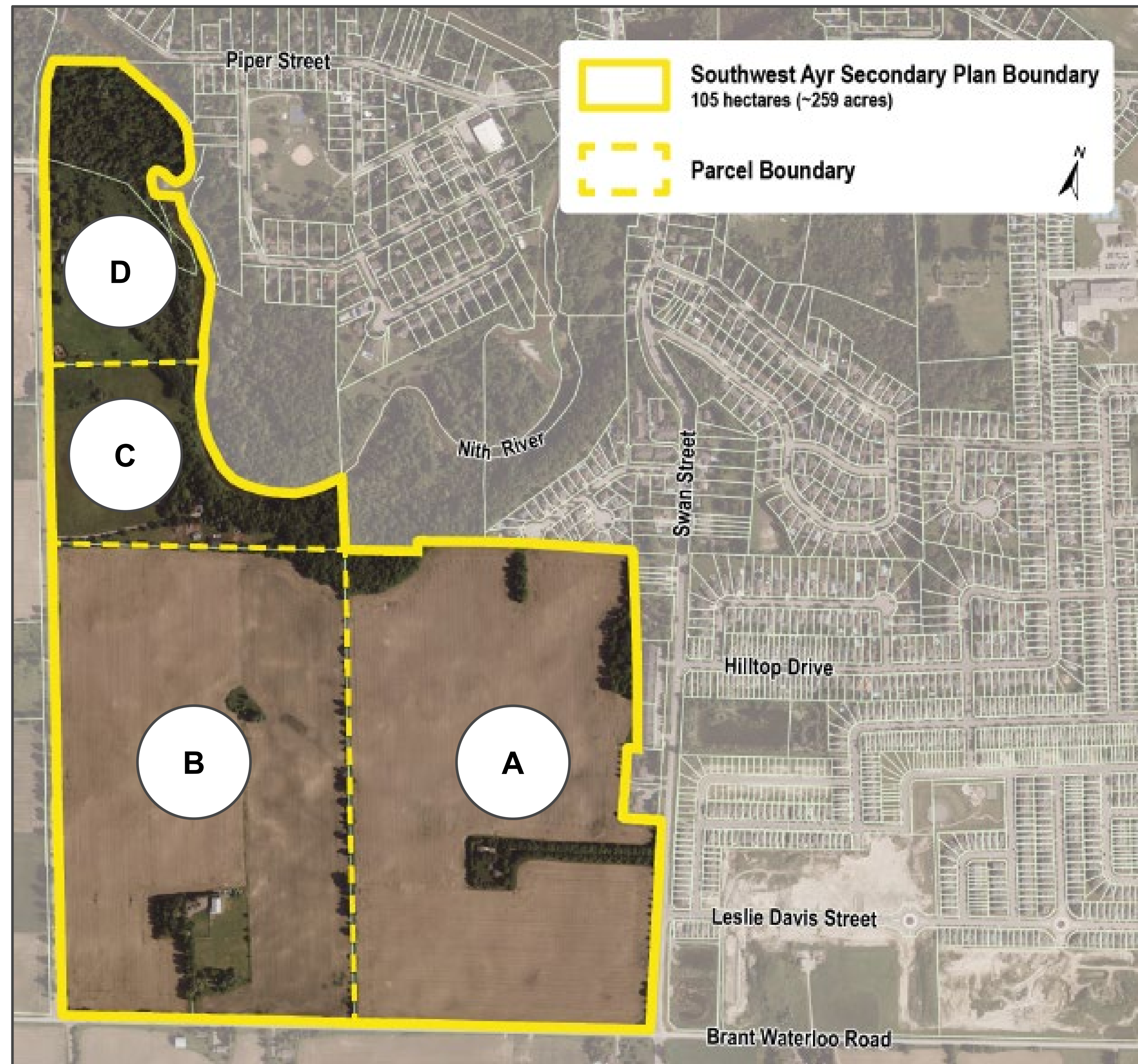
Stay up to date on the Secondary Plan by visiting the Townships Planning Website at:

<https://www.northdumfries.ca/doing-business/planning/current-planning-applications>

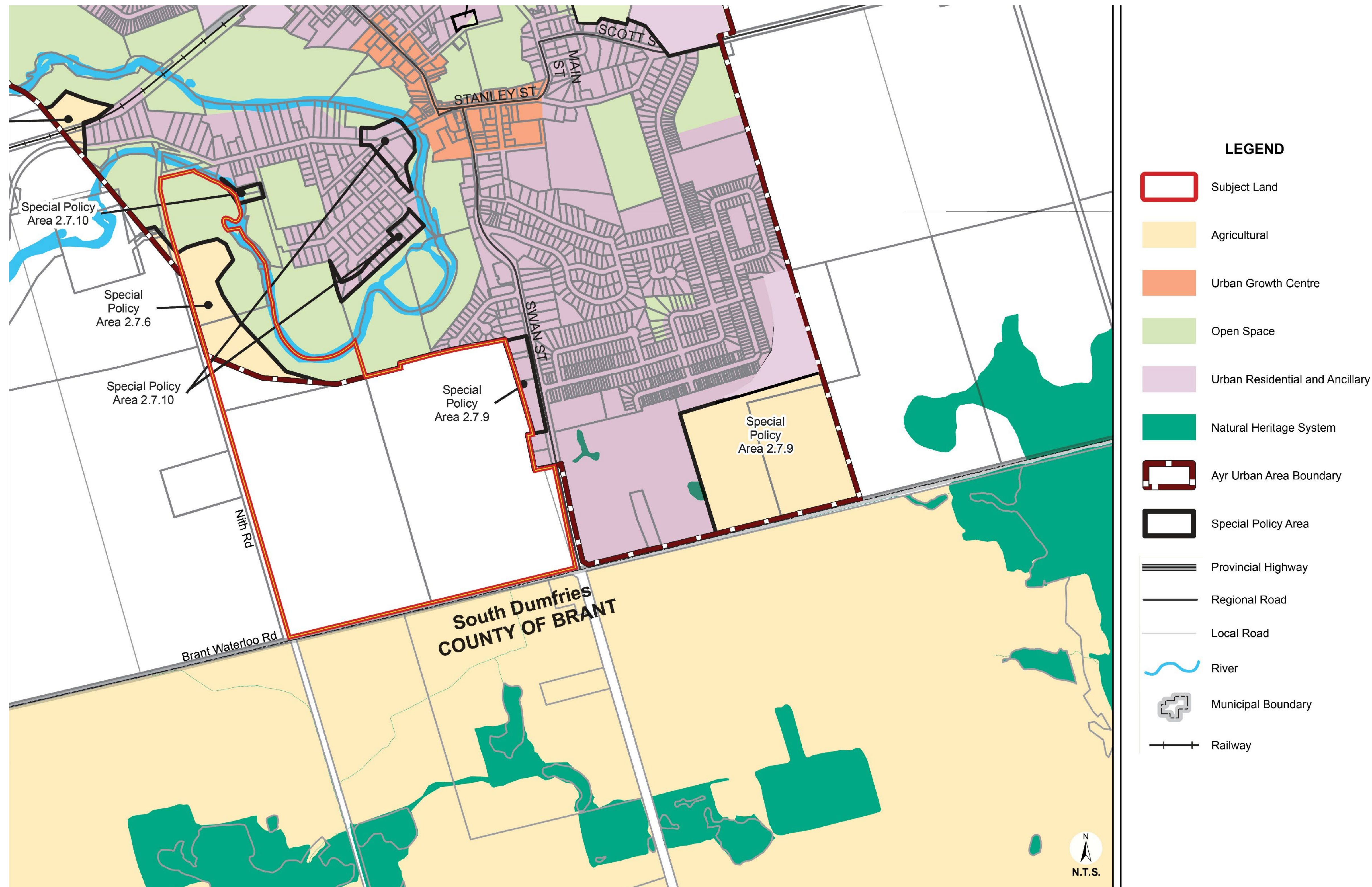
Or scan the QR code below with your phone or device:



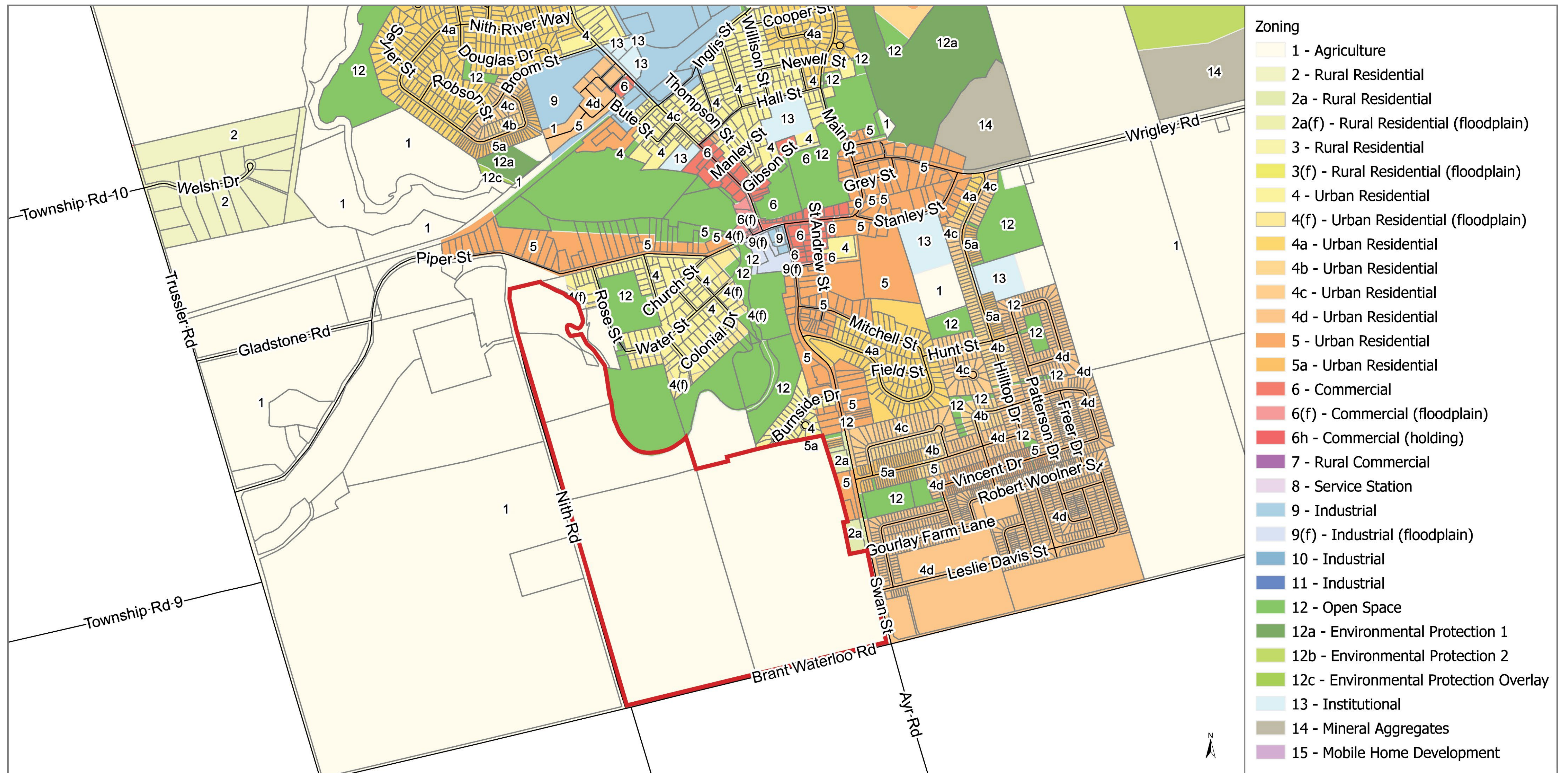
Southwest Ayr Secondary Plan (SASP) Lands



- Approximately **105 hectares (~259 acres)** of land within the Ayr Settlement (Urban) Area Boundary, within the Township of North Dumfries.
- Includes lands municipally addressed as:
 - A. 1056 Swan Street (Schlegel);
 - B. 955 Brant Waterloo Road;
 - C. 1167 Nith Road; and,
 - D. 1271 Nith Road and an unaddressed parcel on Piper Street (Roll No. 300101000110300).
- Physically bounded by existing properties and Swan Street to the east, the Nith River Valley System to the north, Nith Road to the west and Brant-Waterloo Road to the south.



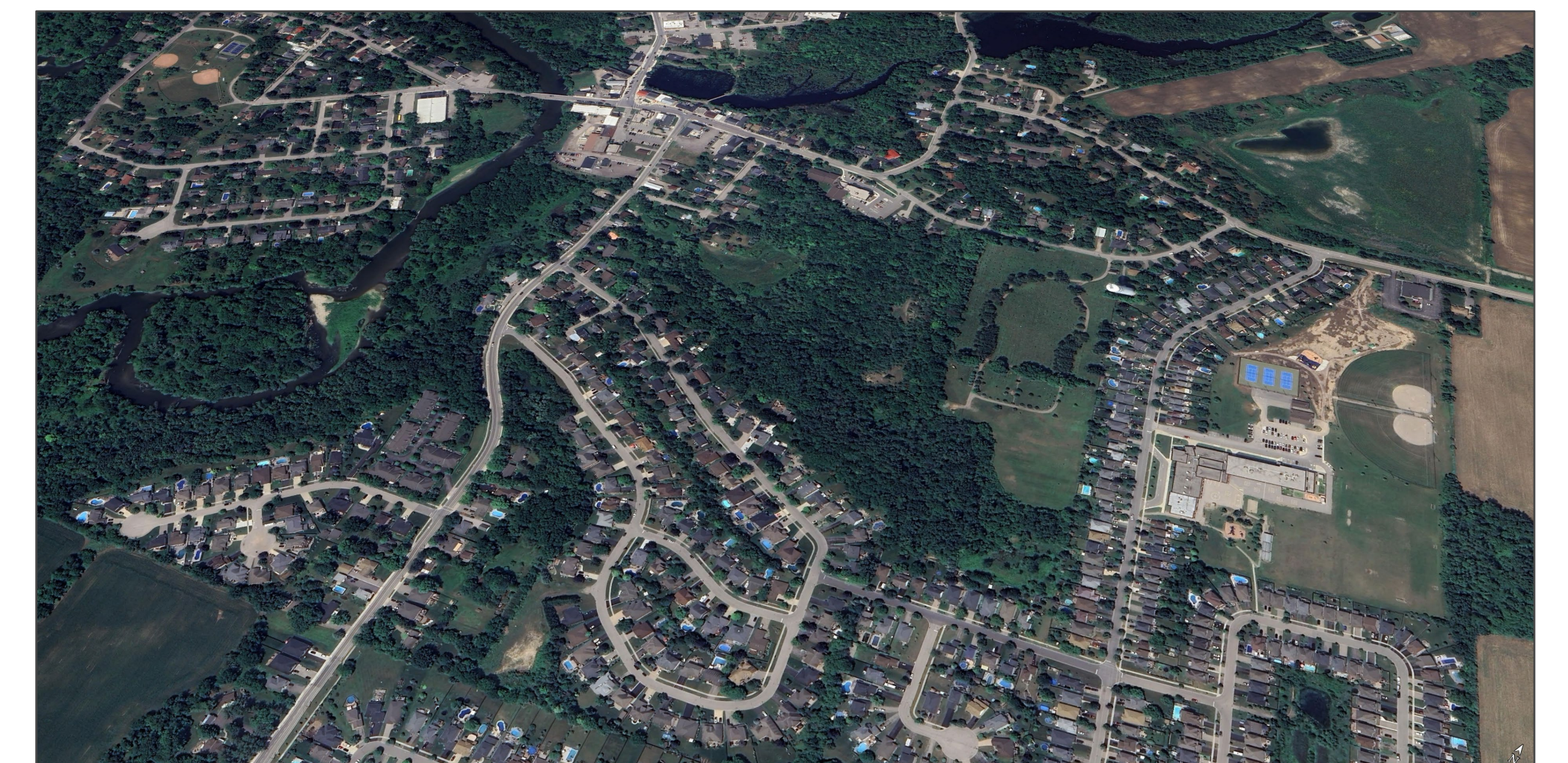
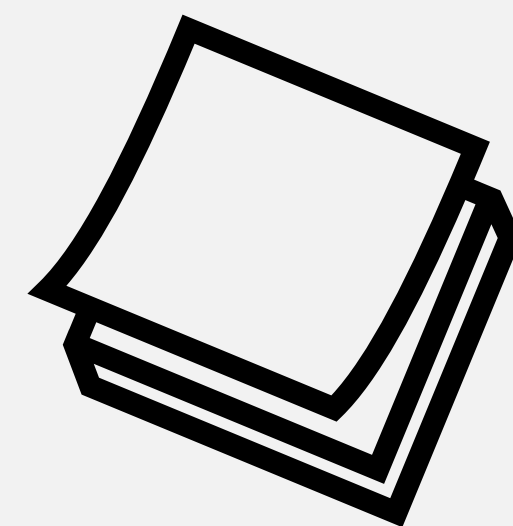
- The Township of North Dumfries Official Plan is currently under review. Community members are encouraged to learn more about the project and provide input through the Township's Official Plan Review process using the following link:
<https://www.northdumfries.ca/doing-business/planning/official-plan>
- Land use designations shown on this map reflect the current Official Plan framework. Areas without a land use designation are generally not planned for significant growth or land use change through the Official Plan.
- Adjacent lands within the County of Brant are subject to County planning policies and land use designations established through the County Official Plan.*



*Some lands within the area are subject to site-specific exemptions from the Zoning By-law.

Tell us about your Neighbourhood!

What places or characteristics do you value most about the existing neighbourhood? What things should be **preserved or enhanced** through the Secondary Plan?



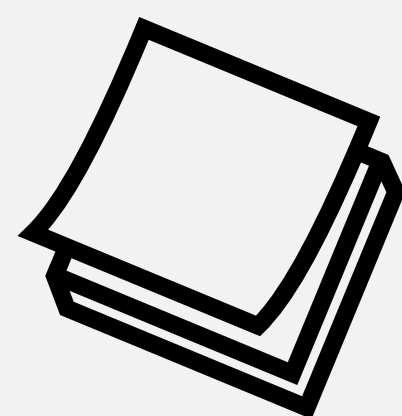
Want / Need / Avoid

What uses or forms of development do you want to see in the Secondary Plan Area?

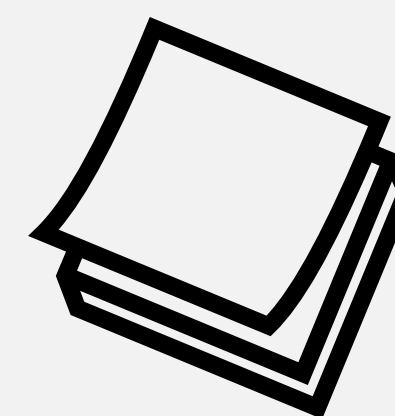
What types of land uses, development, or services does the area need?

What forms or development or uses should be avoided?

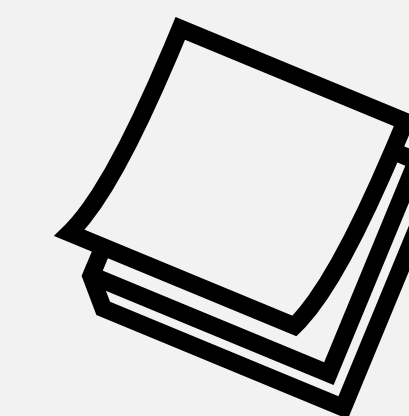
WANT



NEED

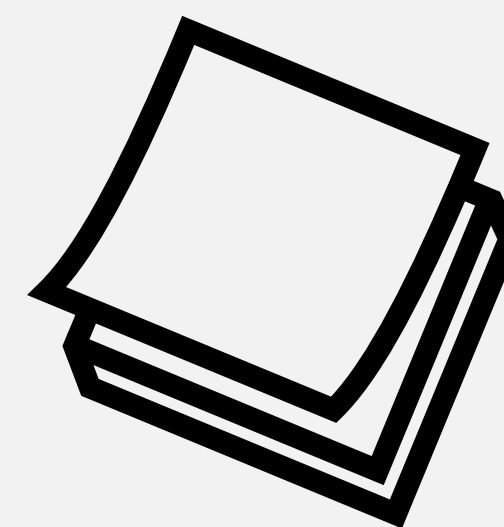
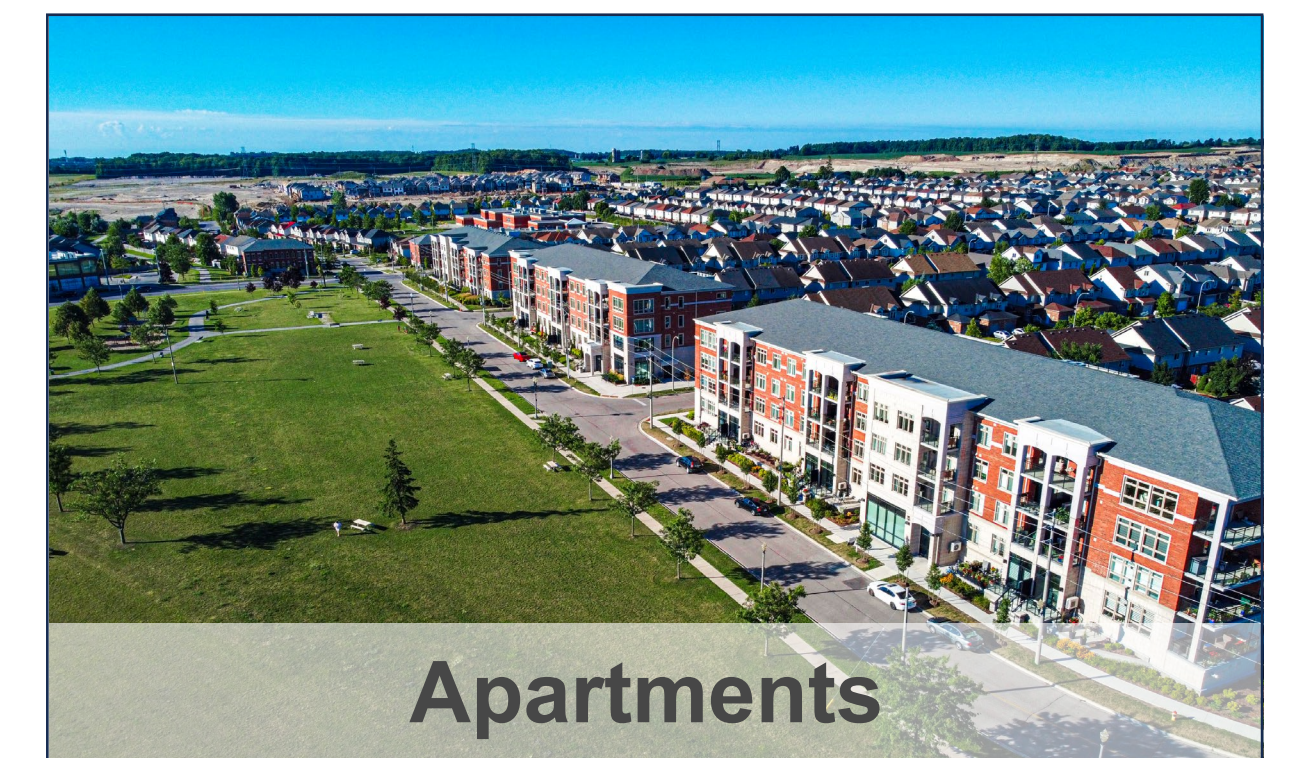
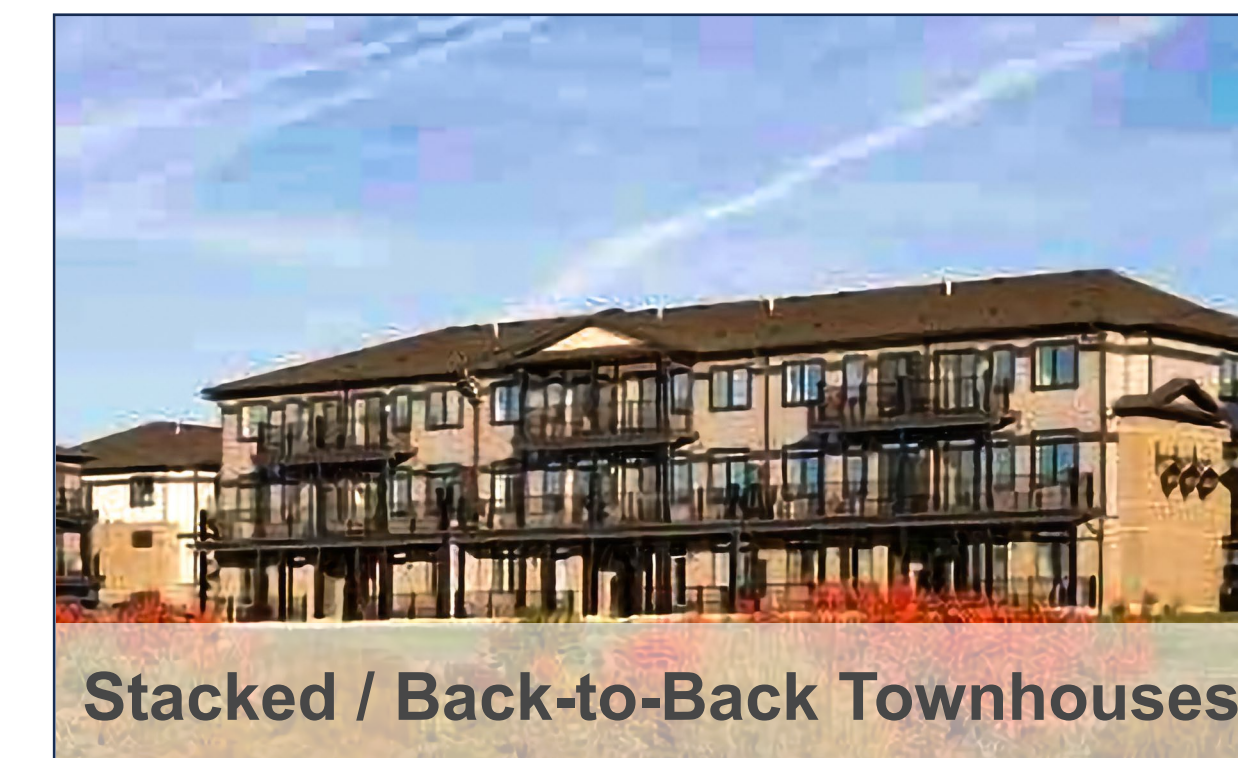
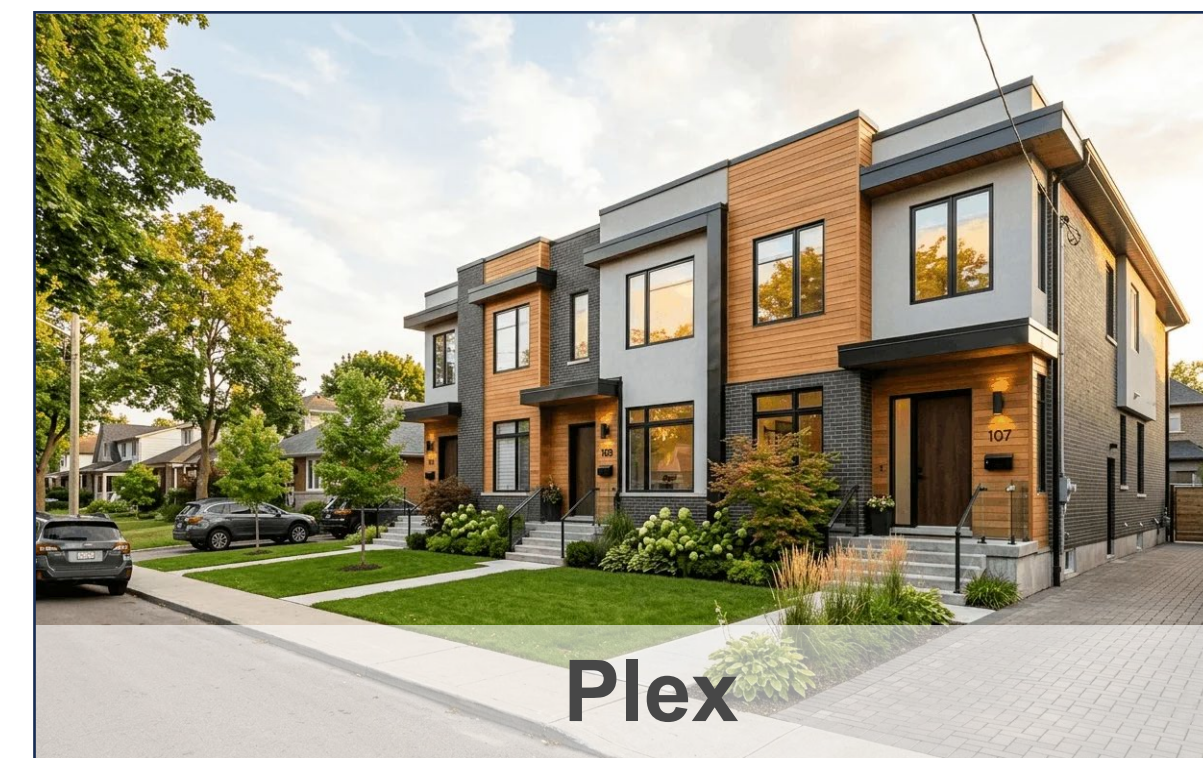
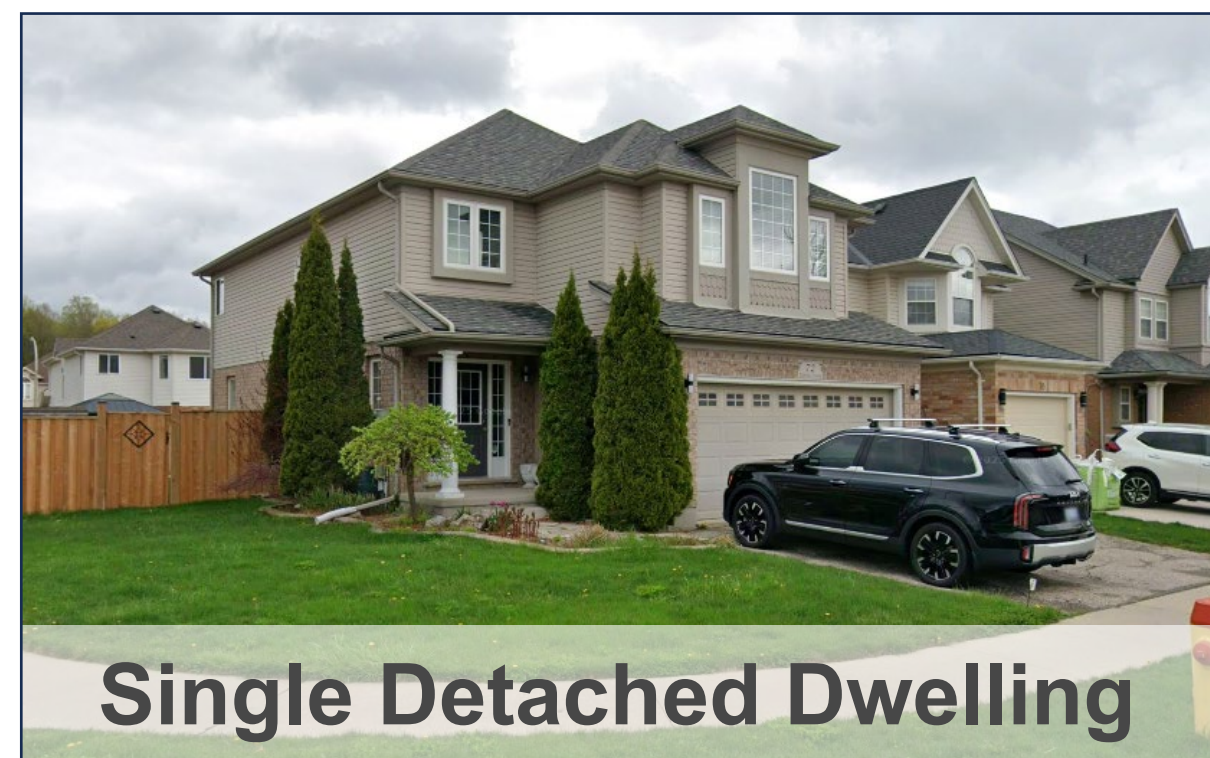


AVOID



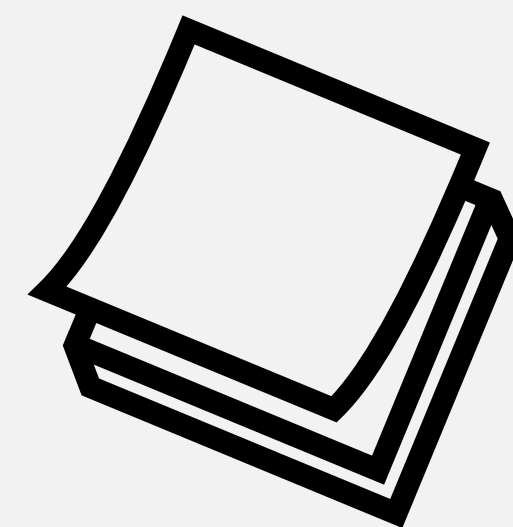
Please provide one (1) example for each.

Which types of housing should be permitted in the Secondary Plan Area?

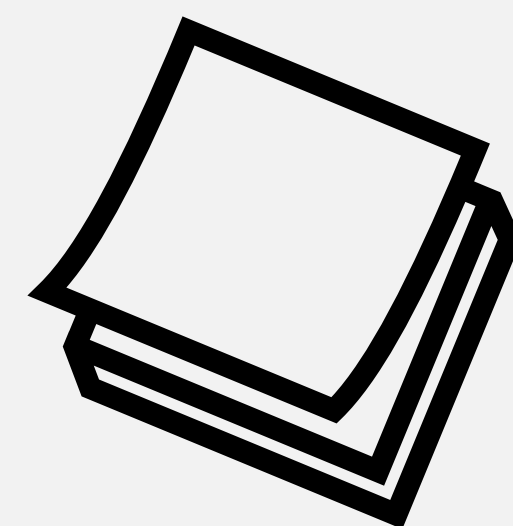


If mixed-use development was permitted, where should it be located? Should it be in one cluster or along one roadway, or spread out through the Secondary Plan Area?

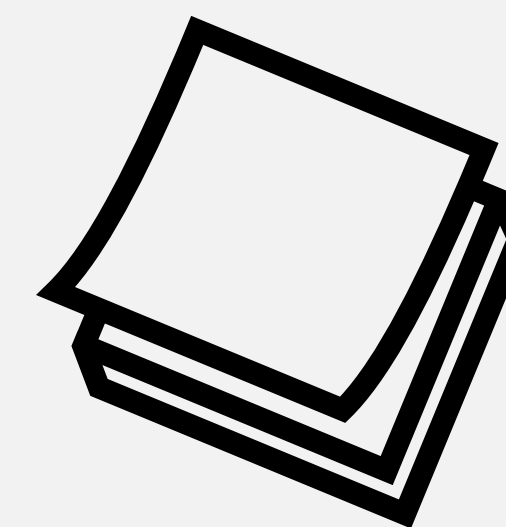
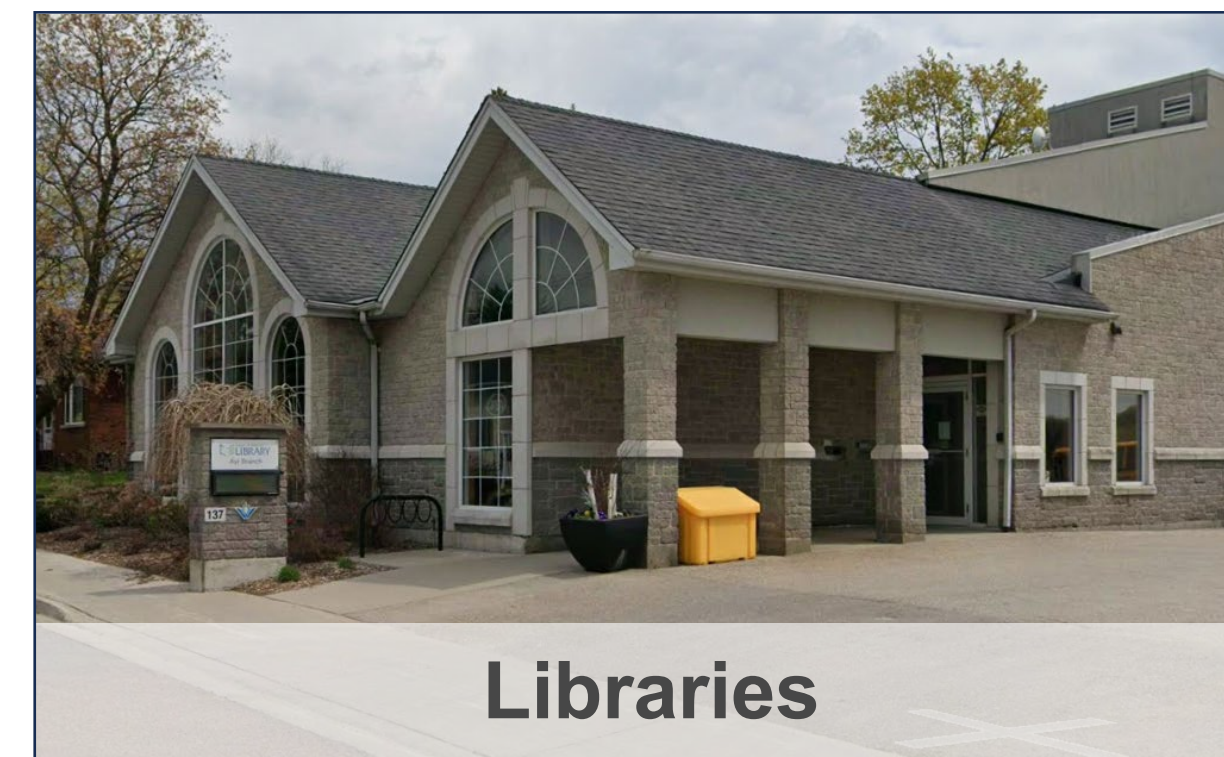
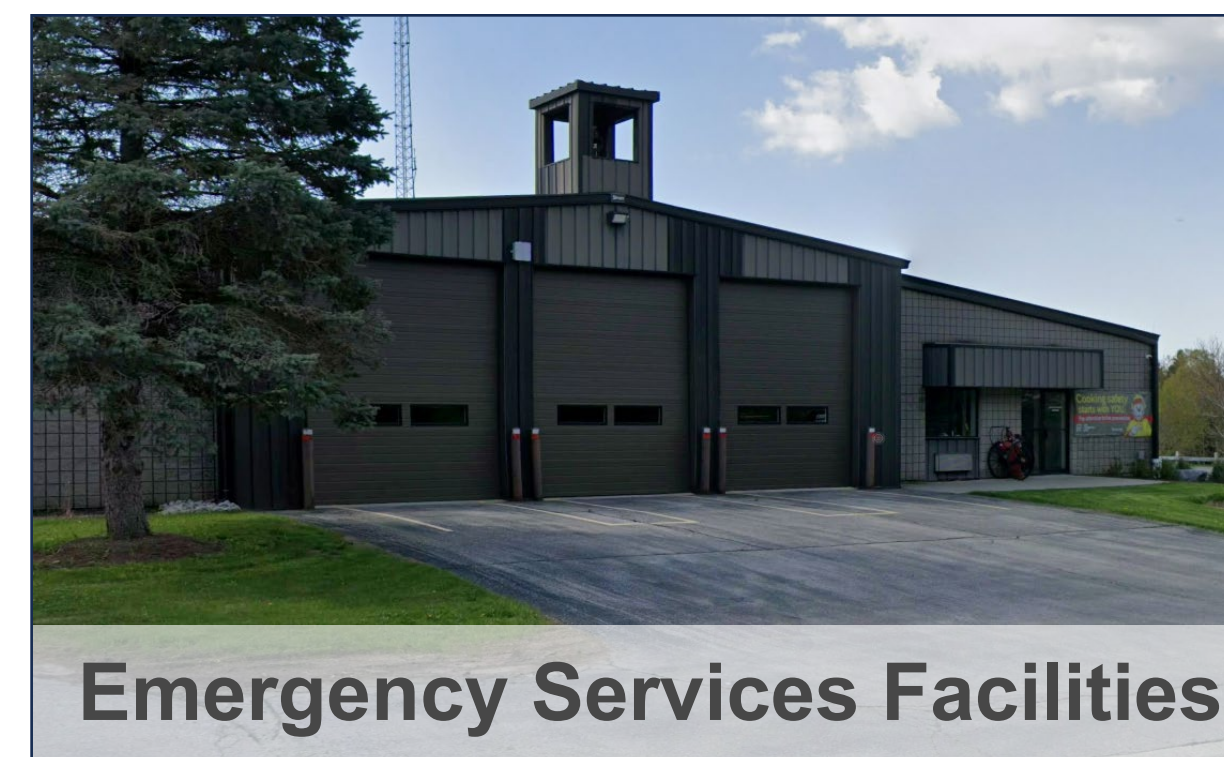
Mixed-use developments are buildings or sites that contain a mix of two or more land uses, typically consisting of commercial uses on the ground floor(s) with residences above.



What types of commercial uses (shops, services, restaurants) would you utilize if they were permitted and developed within the Secondary Plan Area?

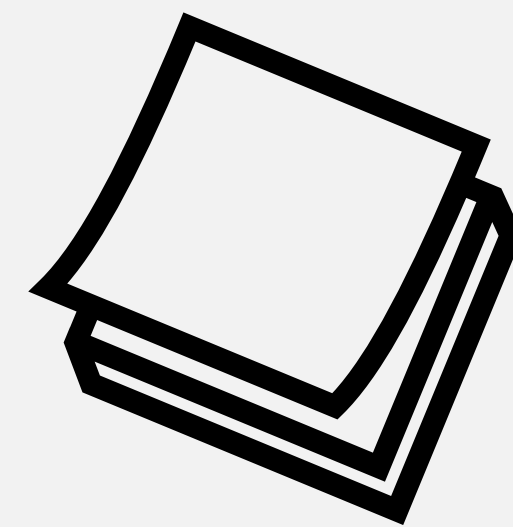


Are there Community Services that should be considered for inclusion in the Secondary Planning Area? If so, what would you recommend?



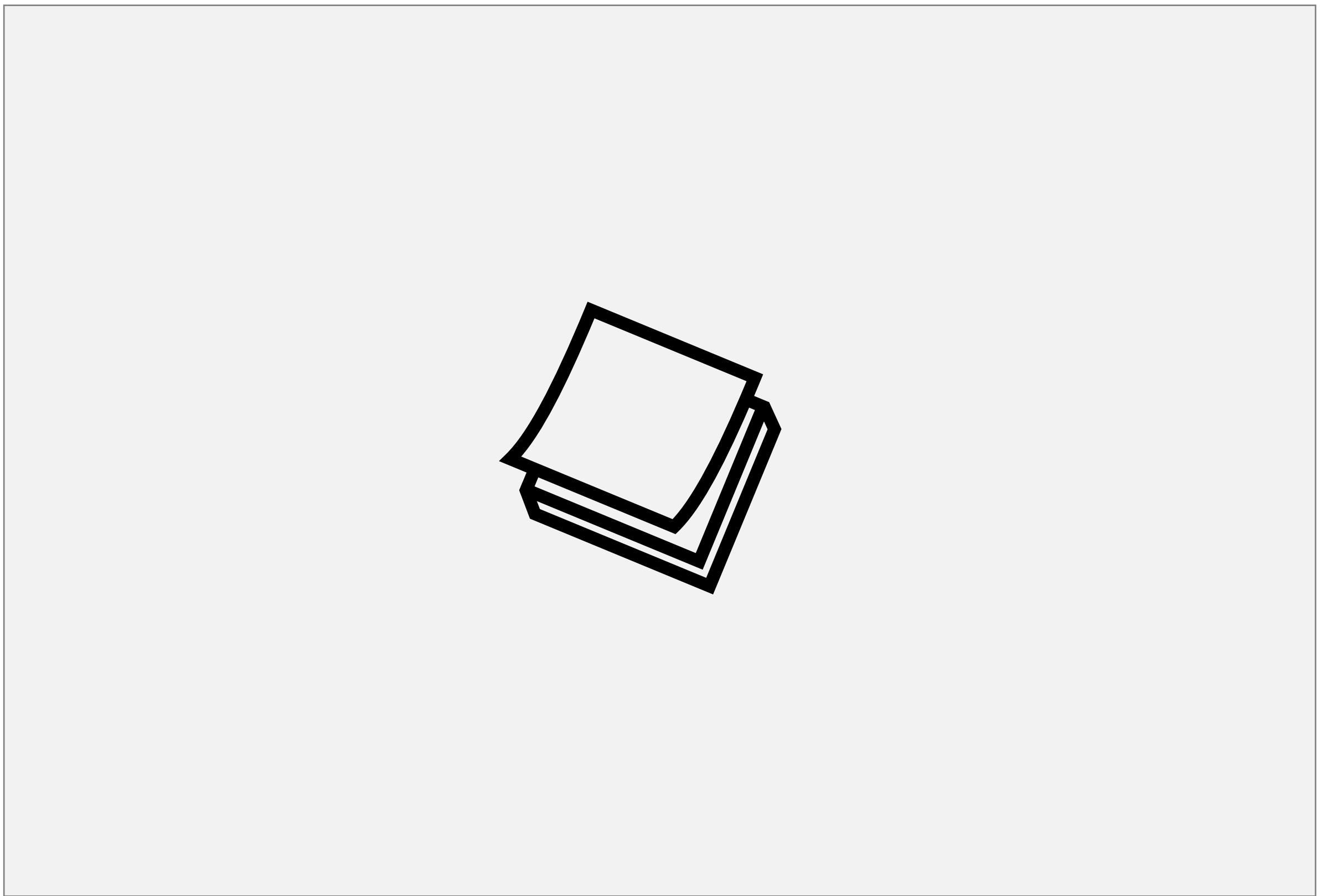
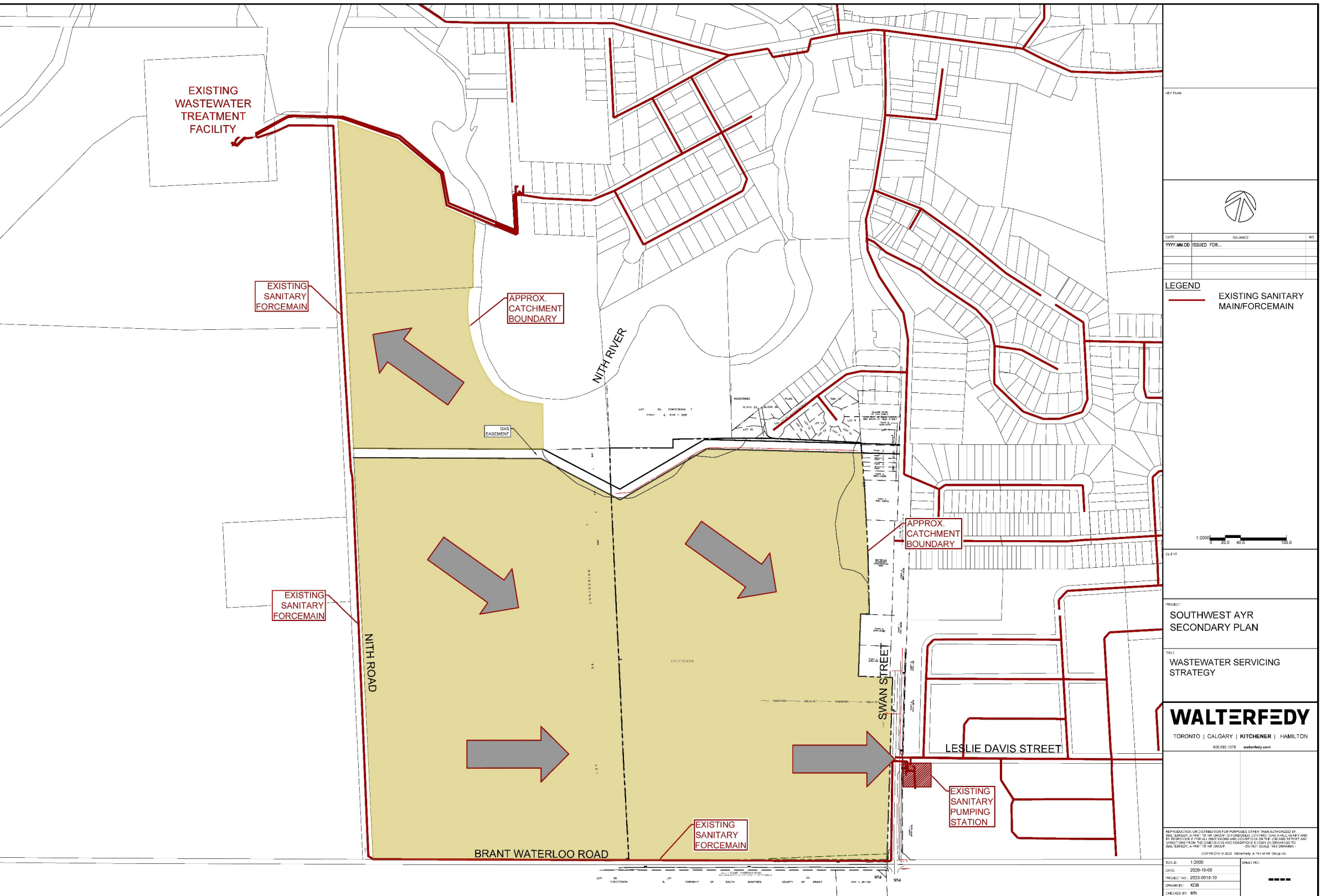
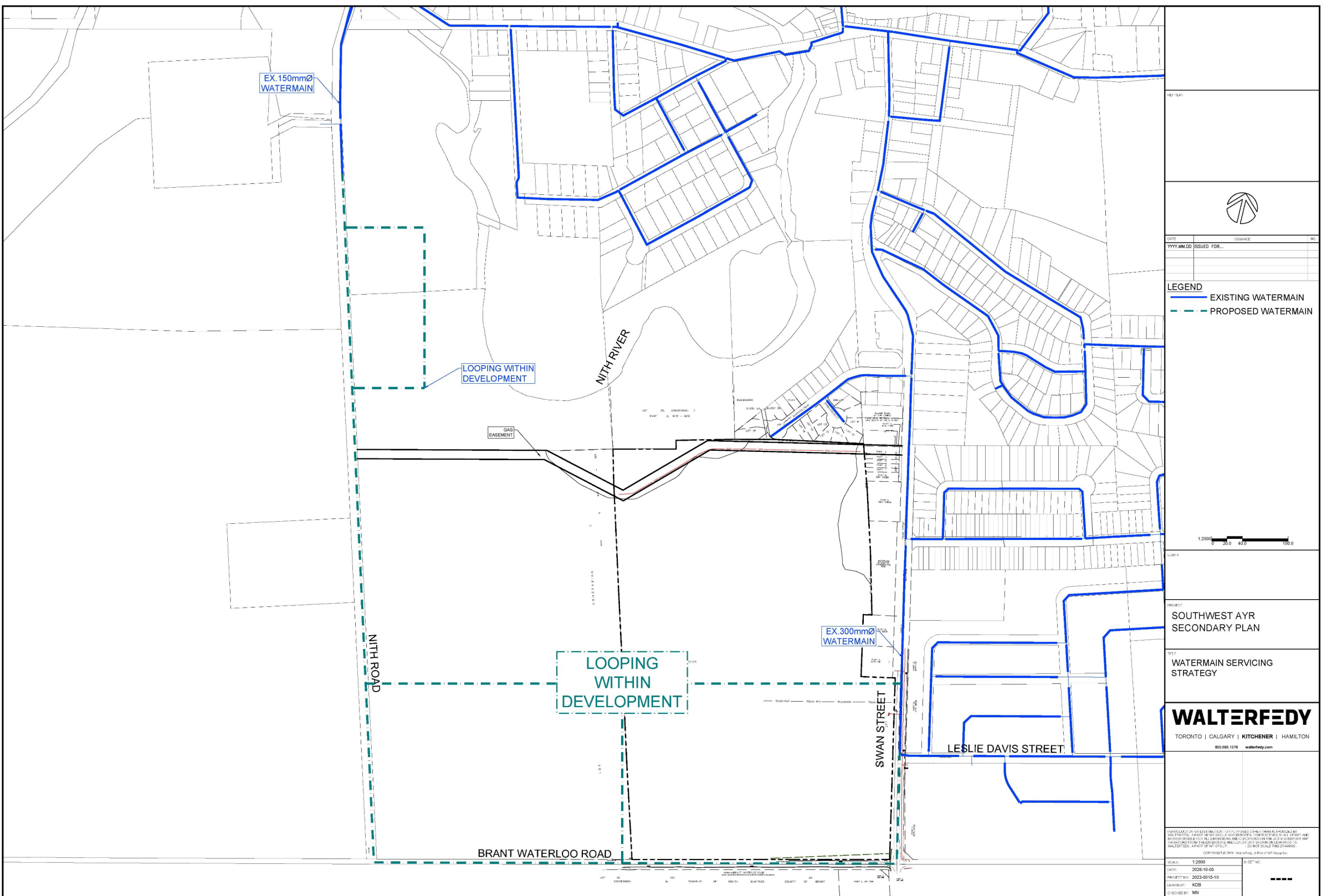
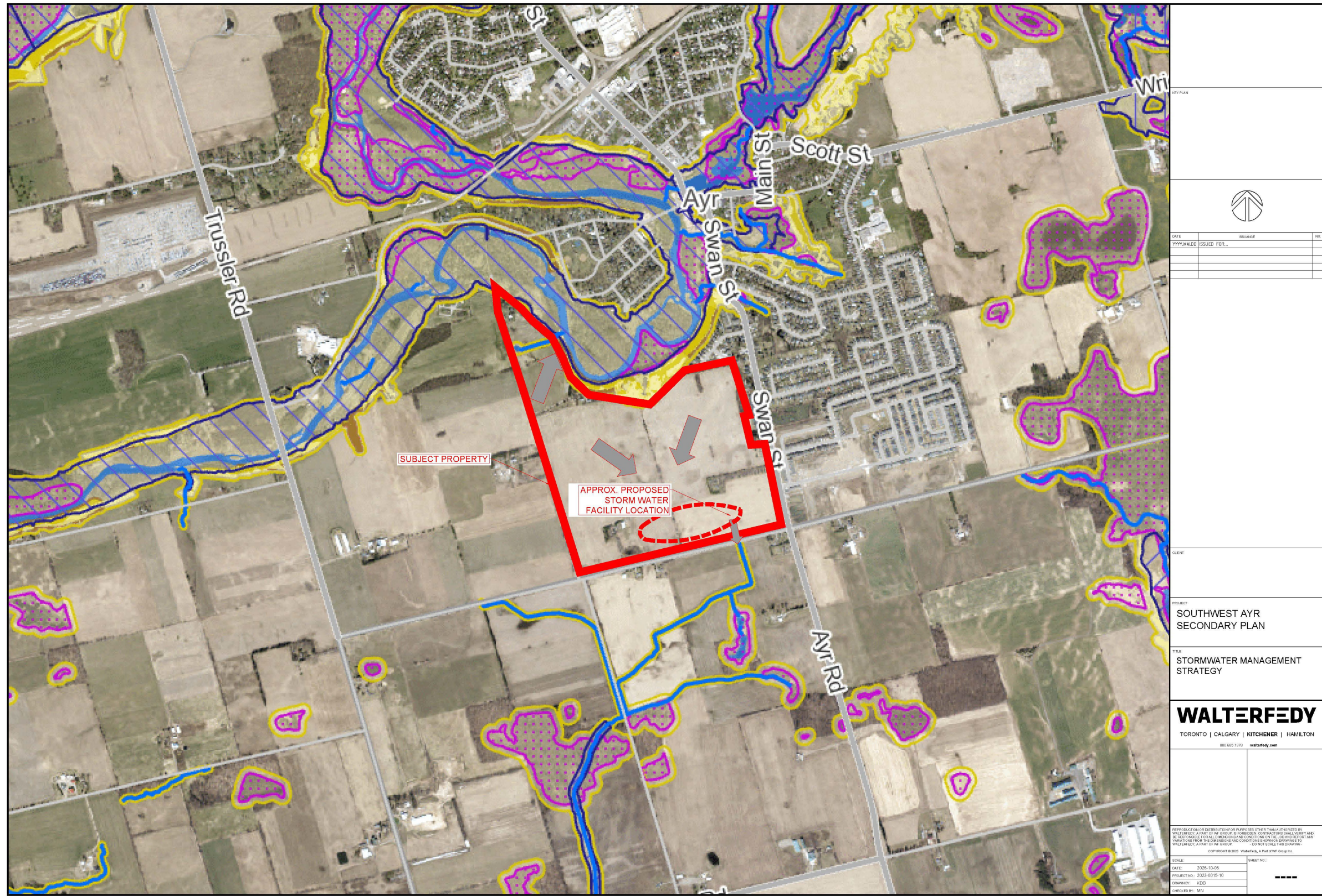
Height, Density and Massing

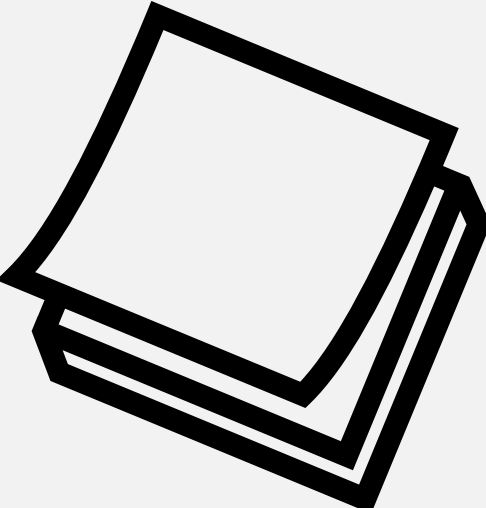
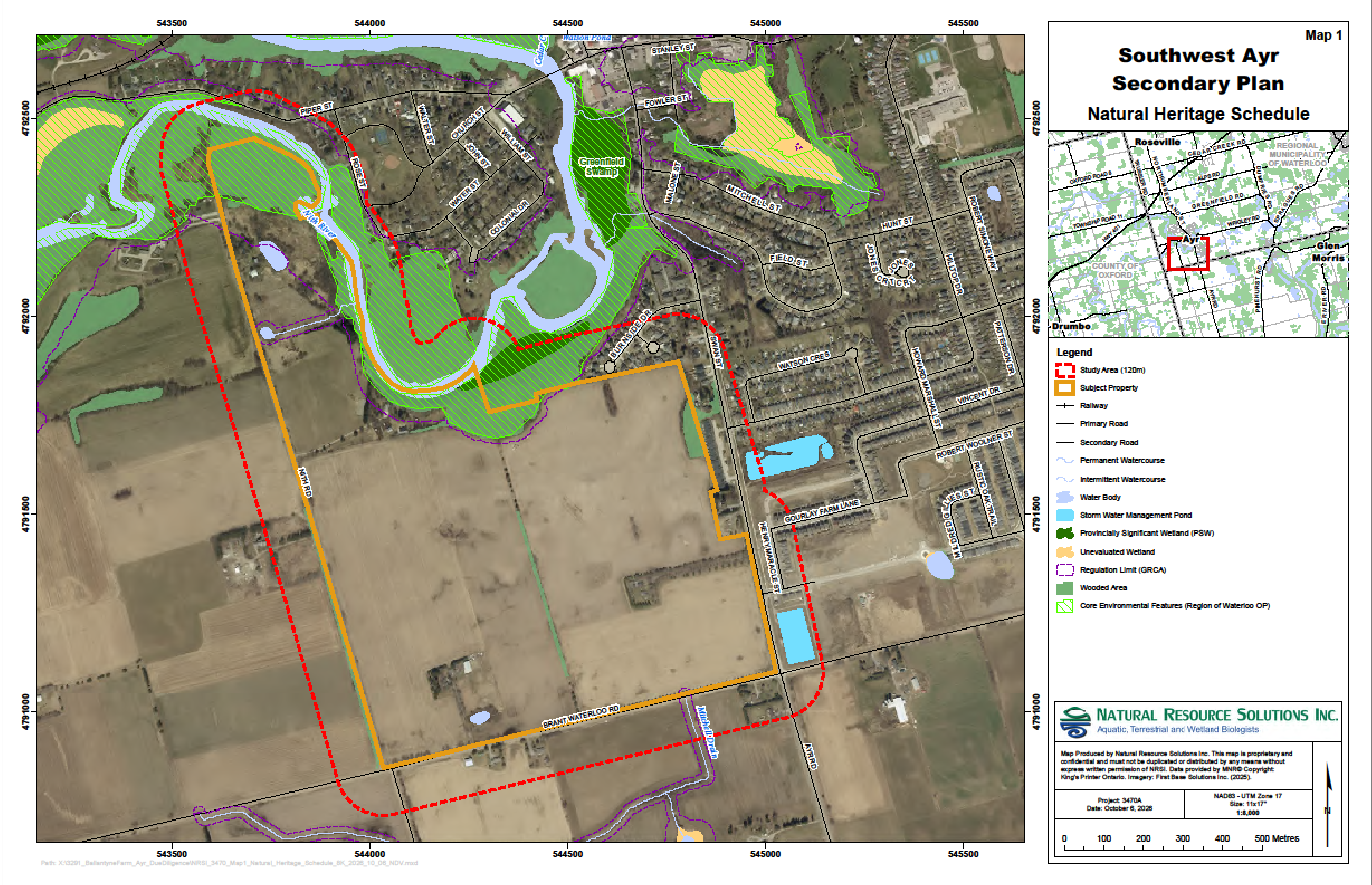
Considering the types of housing you would recommend for the Secondary Plan Area, at what scale should it be provided? (i.e. maximum height, density of units, scale, etc.)



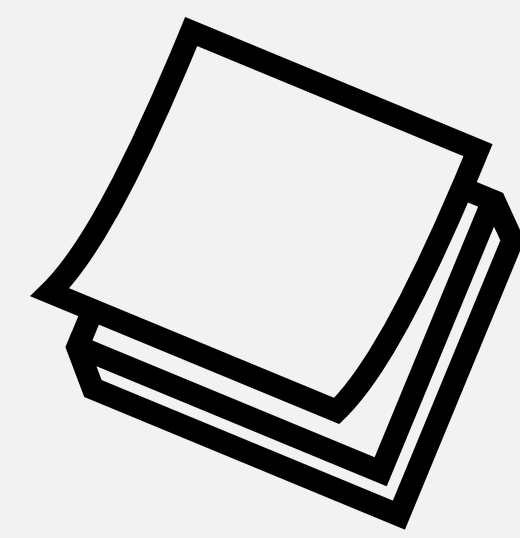
Southwest Ayr Secondary Plan

Servicing & Stormwater Management





How should different modes of transportation should be accommodated within the Secondary Planning Area?



What street design elements should be encouraged within Primary and Secondary Streets?

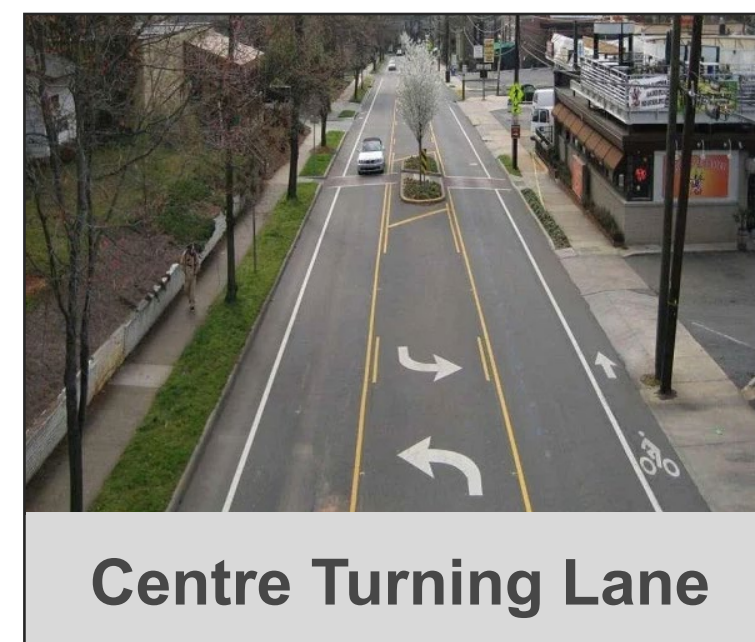
Primary Streets are planned as collector roads that accommodate through traffic and connect key destinations, with limited direct driveway access. Secondary Streets are planned as local roads that provide direct access to residential lots while supporting a pedestrian-friendly neighbourhood character.



Two Travel Lanes



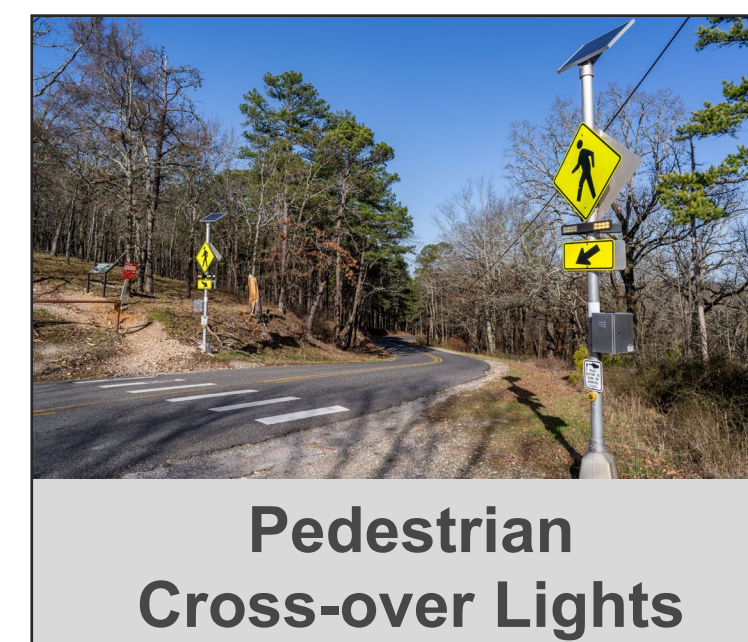
On-Street Parking



Centre Turning Lane



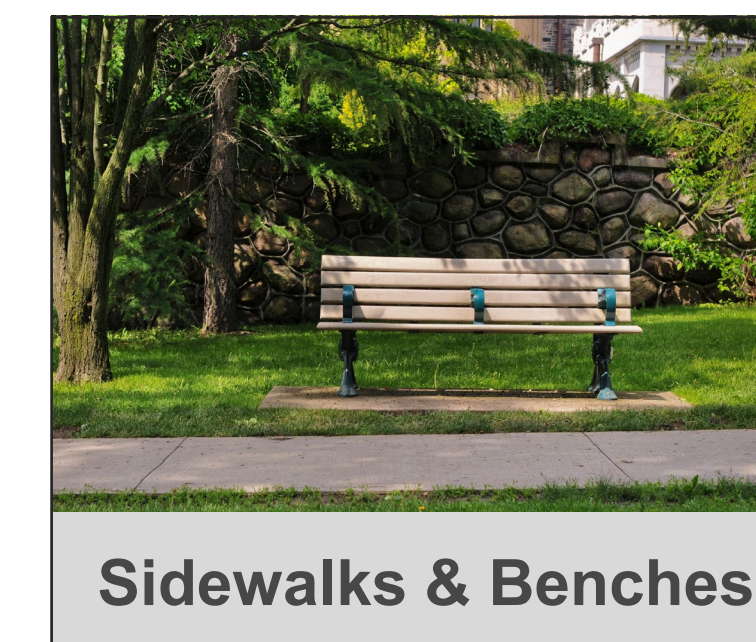
Bicycle Lanes
Shared Use Paths



Pedestrian
Cross-over Lights



Decorative Lighting

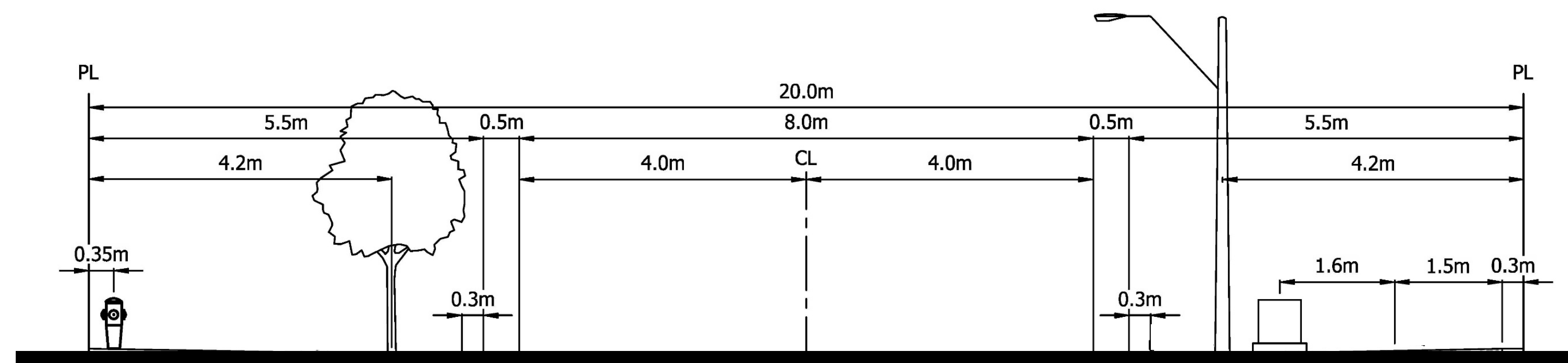


Sidewalks & Benches



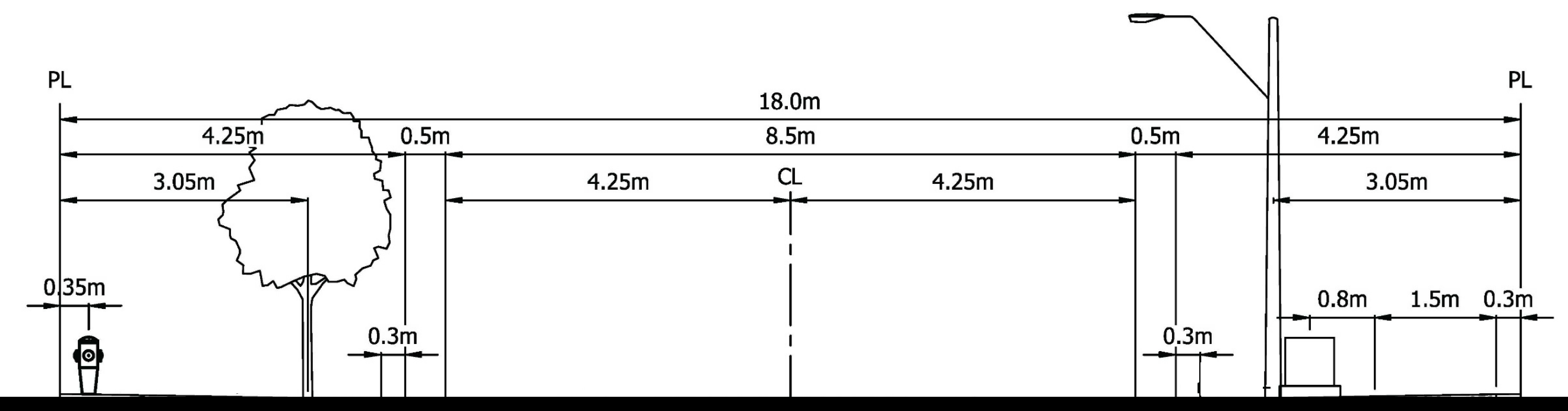
Roundabouts

PRIMARY STREET

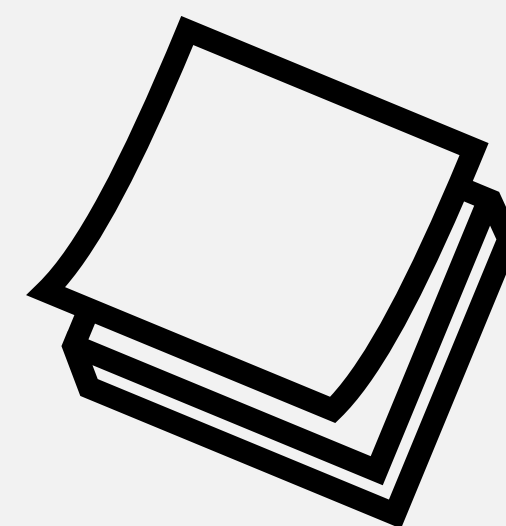


Typical 20.0m Road Cross-section
Not to Scale

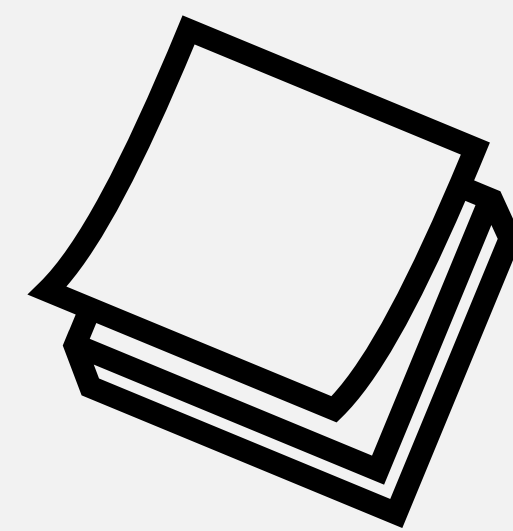
SECONDARY STREET



Typical 18.0m Road Cross-section
Not to Scale



The general location of Parks and Open Spaces will be included within the Secondary Plan. What scale or type of parks would you like to see in the community?
(i.e. passive parks with landscape, active parks with playgrounds, community facilities and sports fields?)



How would you design the Secondary Plan?

Using the blank site maps provided you can design your own Secondary Plan.

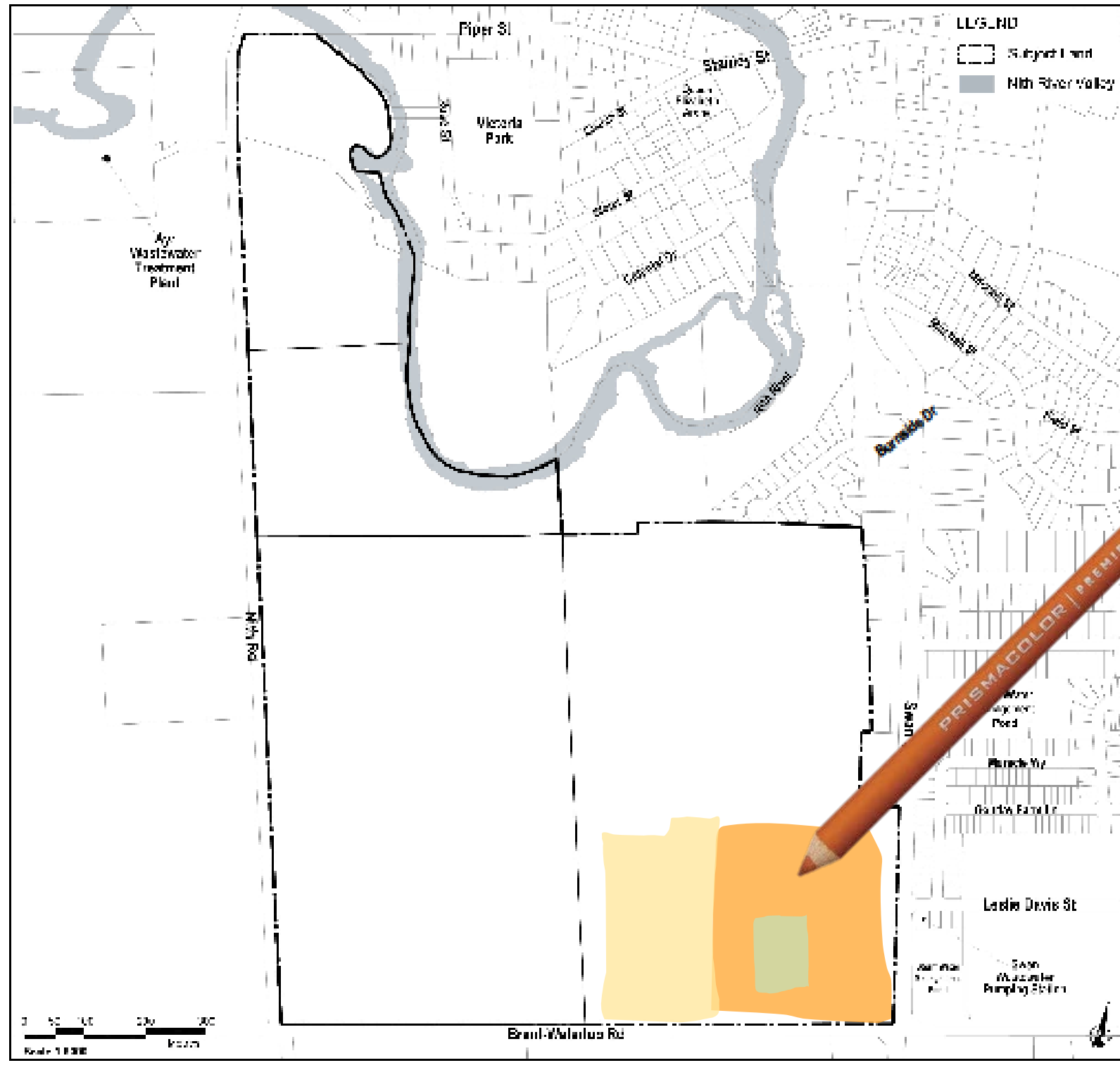
When preparing your design, please include labels, comments, and consider the following:

- **Land Uses:** What Land uses should be established in the Secondary Planning Area and where? If residential, what types of homes?
- **Transportation:** Where should the Primary and Secondary roads go in the SASP? What connections should be provided?
- **Parks and Open Spaces:** Where should parkland and other open space areas be provided? Should the focus be a couple of large parks, or a series of smaller parks? Where and how should trails connect?

How Would You Design the Secondary Plan?

When preparing your design, please include labels, comments, and consider the following:

- **Land Uses:** What land uses should be established in the Secondary Planning Area and where? If residential, what type of homes?
- **Transportation:** Where should the Primary and Secondary roads go in the Secondary Planning Area? What connections should be provided?
- **Parks and Open Spaces:** Where should parkland and other open space areas be provided? Should the focus be a few larger parks, or a series of smaller parks? Where and how should trails connect?



Name: _____

GSP group

☐ Res - Low	☐ Mixed Use	☐
☐ Res - Med	☐ Commercial	☐
☐ Res - High	☐ Parkland	☐