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File 22-304

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Senior Planner
Development Services Department
Township of North Dumfries
2958 Greenfield Road
Ayr, Ontario
N0B 1E0

Regarding: 2495 Spragues Road, North Dumfries – Response Matrix (2nd Submission)

Planning Comments

Comment	Response
Rezone the property to a Z.7 Rural Commercial zone with a new site-specific exception, rather than further amending the existing Z.2 Rural Residential provisions.	The Draft Site-Specific Zoning Provision reflects this re-zoning to Z.7.
Limit the amendment to the lands municipally known as 2495 Spragues Road only. The proposed amendment to Exemption 20.1.206 would otherwise apply to the severed residential parcel at 2505 Spragues Road, which is separately owned and not a party to this application.	As requested, the attached Draft Site-Specific Zoning Provision is applied only to the lands municipally known as 2495 Spragues Road, reflecting current lot layout.
Structure the amending by-law to (i) remove 2495 Spragues Road from Exemption 20.1.206 by revising the boundary of Part 1 on Schedule 'A', and (ii) create new site-specific Exemption 20.1.344 applying only to 2495 Spragues Road, containing the permitted uses, setbacks, gross floor area, and outdoor storage provisions.	This is reflected in the attached Draft Site-Specific Zoning Provision.
Restrict the permitted uses within Exemption 20.1.344 to the self-storage facility and its accessory uses only, notwithstanding the broader range of Z.7 uses. A site-specific exemption permitting the full range of Z.7 uses would not conform to Official Plan Special Policy Area 2.9.2.16.4.	This is reflected in the attached Draft Site-Specific Zoning Provision.
Staff intend to bring forward a Settlement Core Area designation for these lands through the Township's Official Plan Review, followed by a	Response not required.

Township-initiated housekeeping ZBA (at no cost to the applicant) to permit the balance of the Z.7 Rural Commercial uses.	
Provide the specific numerical dimensions and total area (m ²) of the proposed outdoor storage area, dimensioned on the Site Plan.	This is reflected in the attached Site Plan.
Include a defined maximum outdoor storage area (expressed numerically, in m ²) in the site-specific zoning provisions, rather than a general permission for outdoor storage.	This is reflected in the attached Draft Site-Specific Zoning Provision.
List the specific materials permitted to be stored in the outdoor storage area, limited to low-impact items such as licensed light vehicles, trailers, boats, and seasonal recreational vehicles — consistent with the assumptions in the revised Environmental Noise Study.	This is reflected in the attached Draft Site-Specific Zoning Provision.
Confirm detailed screening treatment measures for the Outdoor Storage area through the Site Plan Amendment process.	This will be completed at the Site Plan stage.
Re-instate the tree line on the north side of the driveway to the extent possible, to maximize buffering from the neighbouring rural residential lot.	This is reflected in the attached Site Plan.
Demonstrate how buffering from the adjacent rural residential lands will be maintained. Detailed planting and screening can be confirmed through the Landscape Plan at the Site Plan Amendment stage, provided the outdoor storage extent and screening standard are established in the ZBA.	This will be completed at the Site Plan stage.
Structure the revised amending by-law with two operative provisions: (i) amend Schedule 'A' to Exemption 20.1.206 to revise the boundary of Part 1 to exclude 2495 Spragues Road; and (ii) add new Exemption 20.1.344 applying to 2495 Spragues Road with its own Schedule 'A'. Both schedules to be prepared against the current registered lot fabric.	This is reflected in the attached Draft Site-Specific Zoning Provision.
Carry forward the maximum gross floor area requirement (1,858 m ²) without change, consistent with Official Plan Special Policy Area 2.9.2.16.4.	This is reflected in the attached Draft Site-Specific Zoning Provision.
Confirm the specific minimum front, side, and rear yard setbacks corresponding to the updated Site Concept Plan, and reflect them in the draft	This is reflected in the attached Draft Site-Specific Zoning Provision and Site Plan.

amending text. Note: the front yard setback is not currently shown on the updated Site Concept Plan.	
Keep the definitions of 'gross floor area' and 'self-storage facility' within Exemption 20.1.344, rather than adding them to Section 2 (Definitions) of the Zoning By-law.	This is reflected in the attached Draft Site-Specific Zoning Provision.

R.J. Burnside Engineering Comments

Comment	Response
Address the 35% increase in the 2-year post-development flow rate to the roadside ditch (0.023 m ³ /s vs. existing 0.017 m ³ /s), which may not be acceptable to the Region.	This is discussed in the SWM Report. Increase is 3 L/s, which is not significant. We will await the Region's comments.
Provide storm sewer system details for the capture and conveyance of external flows from the north to the existing roadside ditch, including calculations demonstrating the inlet structures have sufficient capacity.	Details have been added to SWM Report.
Complete hydrologic modelling for the full range of design storm events (2-year to 100-year).	Full range of Storms has been modeled.
If drainage conditions towards the adjacent property change from existing, obtain the further permissions required.	Noted.
Coordinate and update the site grading design to match the approved site layout, particularly with respect to fencing and units along the south boundary of the site.	Grading Plan has been coordinated with Site Plan.
Update the SWM criteria and IDF curve used in the hydrologic modelling to comply with the Ayr Stormwater Management Guiding Principles (or the current Township of North Dumfries Standards).	This site lies outside of the study area identified in the Ayr Stormwater Management Guiding Principles. However, the IDF Curve data used in the modeling analysis has been updated based on the IDF Parameters in Table A2 (Appendix G) Observed Precipitation (1981-2000): Station G6140954 . MIDUSS CurveFit Tool was used to identify the A, B, and C parameters for the Chicago Storm Distribution.
Obtain an ECA for the SWM Facility.	An ECA Application will be submitted
Address the fire route dead-end lengths — the route by Buildings 2, between 2 & 3, and between 3 & 4 exceeds 90 m, and a turnaround is likely required, which may necessitate layout	This will be finalized at the Site Plan stage. Coordination with Township staff has been ongoing on this matter.

changes. Fire routes and hydrant locations will be reviewed at the Site Plan stage.	
Preserve and/or re-instate the tree line on the north side of the driveway to the extent possible, to maximize buffering from the neighbouring rural residential lot.	This will be considered at the Site Plan stage.

Regards,

Steven Jefferson, RPP, MCIP
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