



The TOWNSHIP of
NORTH DUMFRIES

MEMORANDUM

To: Mayor Foxtan & Members of Committee of Adjustment

Copy to: Andrew McNeely, Chief Administrative Officer,
Michelle Schaeffe, Township Planner

From: Ashley Sage, Clerk

Re: **ADDITIONAL CORRESPONDENCE – Public Meeting Agenda for
September 24, 2019**

Date: September 20, 2019

Correspondence has been received pertaining to item 5.3 Report No. PD-51-2019:
Consent and Minor Variance Applications for 34 Manley Street, Ayr.

The correspondence (attached) has been circulated to the Committee for their
consideration.

Ashley Sage

From: Jeff Mattingley [REDACTED]
Sent: September 19, 2019 1:16 PM
To: Michelle Schaeffle
Subject: 34 Manley St Comments

Afternoon Michelle.

Below, I have provided my concerns and comments about the proposed development at 34 Manley St, Ayr.

As indicated in the posted Planning Justification Report, the majority of the current residential dwellings located on Manley St are listed as non-designated cultural heritage properties. These homes speak to the history of our community and provide our town with a sense of maturity.

While I am not against forward progress and development, I do feel that damaging a neighborhoods culture is detrimental to the community as a whole. The township voted to not relocate the cenotaph downtown upon our large scale core improvements for just these reasons.

In order to accommodate the proposal at 34 Manley St, council needs to approve multiple minor variance exceptions in regards to lot width and side yard width. While current zoning by-law requires 18m and a minimum side yard of 2.4m these standards are clearly much lower than what the Manley St average lot width are. At an average lot width of 22.3m the 18m standard is already on average 4.3m smaller (-19.3%). If we then include the variance applied width of 16.5m this increases the disparity to 5.8m (-26%).

These lots are now significantly smaller than average for Manley St, which clearly demonstrates they will negatively detract from the appeal and fit of the current residential structure of the street.

The community needs to protect the heritage and maturity of these few remaining neighborhoods from overdevelopment and infill penetrating applications.

I am against this application and hope that council comes to the same result.

The proposed consent, minor variances, and subsequent development were assessed for their compatibility with the uses in the immediate neighbourhood in form and function with respect to lot size and configuration. The table below demonstrates the compatibility of the proposed development within the immediate neighbourhood. In assessing neighbourhood compatibility, eleven properties along Manley Street were assessed including: 73, 16, 24, 40, 71, 61, 57, 51, and 45 Manley Street, 39 MacDonald Street, and 73 Northumberland Street (2 Manley Street). It should be noted that 1 and 70 Manley Street are not residential properties, and were therefore, not assessed for compatibility with residential uses as non-residential properties have different performance standards in the Township's Zoning By-law.

Table 2 – Neighbourhood Compatibility Matrix

Element	Severed Lot	Retained Lot	Average Manley Street	Range Manley Street
Lot Width	14.442 m	16.519 m	22.3 m +/-	12.2 – 32.9 m +/-
Lot Area	860 m ²	979 m ²	1,061.0 m ²	353 – 1,973 m ²
Front Yard Setback	7.9 m	8.7 m	4.4 m +/-	0 – 9.1 m +/-
Building Height	7.96 m	7.95 m	6.8 m +/-	4 – 7.5 m +/-
Building Storeys	2	2	2	1 – 2.5 Storeys

NOTE: Measurements were produced using online web mapping applications, aerial photos and the Urban Design Brief, and are not exact. However, any discrepancies in measurements are consistent throughout this analysis.

As Table 2 above demonstrates, the proposed severance and minor variances will create lots and a subsequent development that will be compatible with both the uses in the immediate neighbourhood in form and function and with respect to lot size and configuration; thereby, minimizing the impact of the proposed development on neighbouring residential uses. The retained and severed lots will have lot widths, areas, front yard setbacks, and building heights that fall within the range of other lots and



Jeff Mattingley

