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January 5, 2024

Mr. Michael Campos
Manager of Planning
Township of North Dumfries
2958 Greenfield Road
P.O. Box 1060
Ayr, Ontario, N0B 1E0

Mr. Matthew Colley, MCIP, RPP
Region of Waterloo
Planning, Development & Legislative Services
150 Fredrick Street, 8th Floor
Kitchener, ON N2G 4J3

**RE: Zoning By-law Amendment (ZC-01-20) and Plan of Subdivision (30T-20301)
Resubmission
1940 Wrigley Road, Ayr
OUR FILE 19129G**

On behalf of our client, 2825618 Ontario Inc., we are pleased to submit a complete resubmission package to support approval of Zoning By-law Amendment ZC-01-20 and draft approval of Plan of Subdivision 30T-20301.

Following the latest formal resubmission of these applications in March 2023, a second Public Meeting was held on June 21, 2023 to present the updated draft plan to the public and Council members for information and input. Since then, we have received all municipal and agency comments on the March 2023 resubmission and have had various meetings with both Township staff and adjacent neighbours to address the comments that have been raised.

As a result of the consultation and input from Township staff and in response to all comments received to date, additional minor revisions to the design of the draft plan of subdivision and the wording of the proposed Zoning By-law text have been made and are summarized as follows:

1. The relocation of the northeast multiple residential block to be internalized to the subdivision, to address land use compatibility concerns from the public.
2. Realignment of trail connections throughout subdivision to eliminate the trail connection along the northeast boundary of the subdivision.

3. Revisions to ensure that lots on the block between the two legs of Street A (Block 11) fronts onto Scott Street, and backs onto Street C in order to provide enhanced views from Scott Street.

The following documents are included in this resubmission package in support of approval of the Zoning By-law Amendment and draft approval of the Plan of Subdivision:

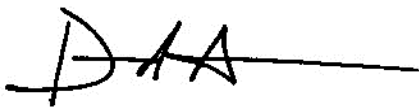
- A consolidated comment response matrix containing responses to all municipal and agency comments received on the March 2023 resubmission;
- An updated version of the proposed Zoning By-law, prepared by MHBC Planning;
- A revised Zoning Schedule to accompany the Zoning By-law, prepared by MHBC Planning;
- A revised Draft Plan of Subdivision, prepared by MHBC Planning, dated November 16, 2023;
- A response letter from Paradigm responding to the transportation comments, dated November 8, 2023;
- A clearance letter from the Region of Waterloo for the Transportation Impact Study prepared by Paradigm (February 2023);
- An updated Functional Servicing Report, including a Geotechnical Report, prepared by WalterFedy, dated November 30, 2023;
- An updated Stormwater Management Report, prepared by WalterFedy, dated November 30, 2023; and,
- A response letter from WalterFedy responding to the Township engineering comments, dated November 30, 2023.

We respectfully request confirmation of receipt of the re-submission package. Please accept this letter and attachments as a formal resubmission for the Zoning By-law Amendment and Plan of Subdivision applications. We would be pleased to provide hard copies of the resubmission materials upon request.

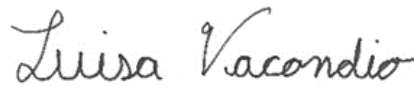
We look forward to continuing to work with Township and Region staff on this development.

Yours truly,

MHBC



Dave Aston, MSc, MCIP, RPP
Partner



Luisa Vacondio, BES, RPP
Planner

cc. *Nitin Jain*
Paul Grespan
Alex Serwaczek
Andrew McNeely, Township of North Dumfries