



April 2, 2026

Michael Campos
Manager of Planning
106 Earl Thompson Road
Ayr, ON N0B 1E0

Dear Mr. Campos:

**RE: Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision Submission – Westwood Village (Phase 2) Community
OUR FILE: 0800C**

On behalf of our client, Hallman Construction Limited and Brian Domm, we are pleased to submit the enclosed resubmission package in support of an Official Plan Amendment, Zoning By-law Amendment and Draft Plans of Subdivision applications for the Westwood Village (Phase 2) Community ('the subject lands'). The Westwood Village (Phase 2) Community is an extension of the existing Westwood Village (Phase 1) Community to the east.

The subject lands are currently located within the Township of North Dumfries. Subject to approval of the associated Boundary Adjustment Agreement by the Ministry of Municipal Affairs and Housing, the subject lands will be added within the municipal boundary of the Cambridge. Based on our discussions with the City and Township, in accordance with the boundary agreement, the planning applications will be facilitated to approval with the Township. Upon the Ministry approval of the boundary adjustment, the planning instruments will then be adopted by the City of Cambridge for future implementation.

Proposed Development

The Draft Plan of Subdivisions propose a range of 618 to 859 residential dwelling units in various forms, including single-detached dwellings, townhouse dwellings and an apartment building. A 1-hectare park block is proposed within the western portion of the subdivision to serve future residents and the broader community.

Proposed Amendments

In order to facilitate the proposed Draft Plans of Subdivision, an Official Plan Amendment and Zoning By-law Amendment are required. The purpose of the Official Plan Amendment is to establish the land use planning framework for the lands in alignment with the City of Cambridge land use structure since the lands are intended to be annexed from the Township of North Dumfries. The draft Official Plan Amendment identifies the lands as a Special Policy Area and proposes to designate the lands as 'Low / Medium Density Residential', 'High Density Residential' and 'Natural Open Space System'. The proposed land use plan is similar to that of the previously approved Westwood Village (Phase 1) Community.

A Zoning By-law Amendment is also required to implement the proposed land use planning framework. The Zoning By-law Amendment proposes to rezone the lands from Agricultural (A) to Residential Two (R2) for the low-density portion of the lands, Residential Three (R3) to permit the proposed apartment dwelling, Environmental Protection (EP) for environmental features and Open Space (OS) for the proposed park. Site-specific provisions are required in order to facilitate the development as proposed.

Resubmission Submission Materials

The resubmission reflects comments received from the Township circulation and follow up meetings with Township and City staff. We are pleased to enclose the following materials:

- Executed copies of Notice of Source Protection Plan Compliance Forms;
- Revised Draft Plan of Subdivision for Hallman Construction Limited lands;
- Revised Draft Plan of Subdivision for Brian Domm lands;
- Consolidated Draft Plan of Subdivision;
- Updated Planning Justification Report, prepared by MHBC Planning, which includes a draft Official Plan Amendment and draft Zoning By-law Amendment;
- Urban Design Guidelines, prepared by MHBC Planning;
- Updated and Scoped Environmental Impact Study, prepared WSP;
- Updated Functional Servicing & Stormwater Management Report, prepared by MTE Consultants; and,
- Updated Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited.

We look forward to working with you to obtain approval of the applications.

Yours truly,

MHBC



Dave Aston, MCIP, RPP
Vice-President, Partner



Victoria Gignac, MCIP, RPP
Senior Planner

cc. *Paul Grespan, Hallman Construction Limited*
Brian Domm, Domm Farms
Zara Altakawee, City of Cambridge