



December 1, 2025

Planning Department
 106 Earl Thompson Road, 3rd Floor
 Ayr, ON N0B 1E0
planning@northdumfries.ca

Zoning B-law Amendment, 3027 Cedar Creek Road File No: 2467A

On behalf of our client, Royal Cedar Creek Holdings Ltd., we are pleased to submit this Zoning By-law Amendment application for the lands addressed as 3027 Cedar Creek Road in the Township of North Dumfries. The owner of the lands is proposing to develop a portion of the property with a warehouse and logistics facility (truck terminal).

The subject lands are legally described as Part Lot 34 Concession 10 North Dumfries. The lands are bounded by Cedar Creek Road to the North and Highway 401 to the south, generally located east of Northumberland Street and west of the Cedar Creek Road and Highway 401 interchange. The lands have an area of 21.2 hectares (52.6 acres) with approximately 310 metres of frontage on Cedar Creek Road.

The lands are within a Regional Employment Area (Highway 401/Regional Road 97 Employment Area) and agricultural land. The subject lands have been separated into distinct land uses by the planning policy and are effectively comprised of two areas, being the east area and west area. The east area forms part of the Highway 401/Regional Road 97 Employment Area. The west area comprises prime agricultural area and contains a Provincially Significant Woodland and a wetland feature that is within the regulated limits of the GRCA.

The lands are designated in the Region of Waterloo Official Plan as 'Employment Areas' (on the east portion) and 'Prime Agricultural Areas' and 'Core Environmental Features' (on the west portion). Section 2.H.1 contains policies regarding Employment Areas. The Township Official Plan designates the east portion of the lands as 'Prime Industrial/Strategic Reserve' which forms part of the broader Highway 401/Regional Road 97 Employment Area. The western portion of the lands are within the 'Prime Agricultural Areas' designation and are considered 'Core Environmental Area'. The Township Zoning By-law 689-83 zones the entirety of the lands as 'Agricultural Areas'. This zone does not permit the proposed industrial use. Therefore, a Zoning By-law Amendment is required.

The required Zoning By-law Amendment would only apply to the eastern portion of the lands that are designated for employment use in the Regional and Township Official Plans. No zone change is proposed on the Prime Agricultural or Core Environmental Areas designations. No development is proposed on the western portion (agricultural area) of the lands. Development is proposed to be limited to the eastern portion within the Employment Area.

The intent of the zone change is to align the existing land use framework of the Official Plans with the Zoning By-law and permit employment use. A review of the zone schedule indicates that the abutting lands to the west and Highway 401/Regional Road 97 Employment Area are zoned Z.11. Therefore, we are proposing to zone the east portion of the lands Z.11 for consistency. The Z.11 zone is the most appropriate zone that would facilitate the proposed use of the lands as a warehouse and logistics facility.

A pre-consultation was had for the proposed development. Staff identified required materials to form a complete application. Included in this submission package is the following:

- Application Form
- Site Plan
- Planning Justification Report
- Elevations and Floor Plans
- Functional Servicing Report and associated Engineering Drawings
- Environmental Impact Study
- Geotechnical Investigation
- Hydrogeological Investigation
- Traffic Impact Study
- Archaeology Assessment, Stage 1-2

The application fees in the amount of \$4,935 and \$25,000 have been provided under separate cover. I trust the enclosed satisfies your requirements to process this application. If you have any questions or require any further information, please do not hesitate to call.

Yours truly,

MHBC



Pierre Chauvin, MA, MCIP, RPP
Partner



Gillian Smith, MSc, MCIP, RPP
Senior Planner

c: Sarwan Singh, Royal Truck Group