

Planning Justification Report

1128 Rife Road

Waterloo Regional Police Association

Official Plan Amendment

Zoning By-law Amendment

May 2025



Planning Justification Report

1128 Rife Road

May 2025

Prepared for:

Waterloo Regional Police Association
1128 Rife Road
North Dumfries, ON
N0B 1E0

Prepared by:

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1. Introduction

1.1 Background

GSP Group Inc. (“GSP”) has been retained by the Waterloo Regional Policy Association (“the Owner”) in support of an Official Plan Amendment (“OPA”) and a Zoning By-law Amendment (“ZBA”) application to facilitate the development of the property municipally known as 1128 Rife Road and legally described as Concession 11, Part of Lots 26-27, Township of North Dumfries (the “Subject Lands/ Subject Property/ Site”) (**Figure 1**).

The Site is located at the terminus of Rife Road between Highway 401 and the Canadian Pacific Railway line. This application seeks to enable a more consistent designation and zone to align the Site with its surrounding uses northeast on Rife Road and beyond. The proposed re-designation and rezoning will also allow for the future development of employment uses that are compatible with the surrounding area. No development concepts or drawings have been prepared for this Site.

The proposed Township OPA requests that the Site be redesignated from “Rural Area” to “Dry Industrial/Commercial”. The proposed ZBA similarly requests that the Site be rezoned from “Z.1 – Agriculture” with Special Exemption 47 to “Z.9 – Industrial” with a site-specific exception and “Z.12.B Environmental Protection Two (EP2)”. The draft text of the proposed amendments are attached to this report as **Appendix ‘A’** and **Appendix ‘B’**.

The purpose of this Report is to provide:

- A description of the Site and its existing physical conditions and its context within the surrounding area;
- An analysis of the relevant planning policy and regulations that are applicable to the Site and the proposed redesignation and rezoning; and
- A planning opinion for the proposed applications.

1.2 Public Consultation Strategy

Subsection 34 (12) of the *Planning Act* (R.S.O. 1990, c. P.13, as amended) requires that “at least one public meeting is held for the purpose of giving the public an opportunity to make representations” for the proposed amendments. We intend to follow the required Planning Act process by attending a statutory public meeting to be held by the Township. GSP will provide written responses on behalf of the Owner with regard to any staff or public

comments received at the public meeting. If there are concerns that arise, we will work towards addressing any concerns.



Site Location
Source: Google Earth (2023)

Figure
1

2. Site Description and Surrounding Uses

2.1 Subject Lands

The Subject Lands are located at the terminus of Rife Road and is situated between Highway 401 and the Canadian Pacific Railway line. The Site is municipally known as 1128 Rife Road and is legally described as Concession 11, Part of Lots 26-27, as shown on **Figure 1** above.

The site is a large irregularly shaped lot covering approximately 21 hectares and is currently occupied by the Waterloo Regional Police Association's head office and recreation centre consisting of a 400-person banquet hall, restaurant, heated outdoor pool, sports facilities/fields, surface parking to accommodate approximately 600 cars, and a campground with approximately 82 campsites. The Subject Property is currently serviced by private water and wastewater services. The Site has a frontage of 26.4 metres along Rife Road and has an approximate depth of 720 metres.

The Subject Property is located within the regulated area of the Grand River Conservation Authority ("GRCA"). The Subject Property is further identified as containing a woodlot, a Provincially Significant Wetland, a segment of Cedar Creek, and an associated floodplain and slope valley. Topographic imagery of the site indicates that the site is relatively flat in nature with slight changes in grade towards the southwestern end of the site.

2.2 Surrounding Context

The lands surrounding the site generally includes industrial and open space uses as seen in **Figure 2**.

North: Directly north of the Subject Lands is Highway 401. Further north is a natural heritage system containing a Provincially Significant Wetland, and an Area of Natural and Scientific Interest (ANSI) consisting of Regionally Significant Life Science. Further north is Roseville Estate, an event venue, and agricultural uses.

East: East of the Subject Lands is the Canadian Pacific Railway line and a cluster of industrial uses. Further east are rural residential uses and Grand Valley Golf Course.

South: South of the Subject Lands is the Canadian Pacific Railway line, and industrial use, and Cedar Creek Community Church. Beyond that is Cedar Creek Road and a gravel pit.

West: Immediately west of the Subject Lands is Cedar Creek, a Provincially Significant wetland and woodlot. Beyond that are farming operations and an industrial subdivision surrounding the intersection of Regional Road 97 (locally referred to as Cedar Creek Road) and Highway 401.



Surrounding Context

Source: Google Earth (2023)

Figure

2

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3. Planning Policy Review and Analysis

3.1 Planning Act

The Ontario Planning Act R.S.O 1990, c. P.13 (the “*Planning Act*”) consolidated January 1, 2025, establishes the land use planning system in Ontario. The *Planning Act* sets out matters of provincial interest and regulations for planning processes, applications and delegated authorities including ensuring public notice and appeal rights. The Planning Act also serves as a foundation for other provincial plans including the Provincial Planning Statement.

Section 2 of the Planning Act establishes the matters of provincial interest in which approval authorities shall have regard for when carrying out responsibilities under the Planning Act. The following matters of provincial interest are applicable to the Subject Property:

Planning Act		
Section 2 Matters of Provincial Interest		
No.	Criteria	Assessment
(a)	the protection of ecological systems, including natural areas, features and functions;	The western portion of the Site is identified as containing environmental features. The existing development precludes the natural areas on the Subject Property.
(b)	the protection of the agricultural resources of the Province;	The Subject Property does not abut lands used for agricultural purposes. As such, future industrial development of the Site will not adversely impact any agricultural resources.
(c)	the conservation and management of natural resources and the mineral resource base;	Not applicable.
(d)	the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	Not applicable.
(e)	the supply, efficient use and conservation of energy and water;	The proposed development will support the efficient use and conservation of water as the site is currently serviced by private water and wastewater services.

(f)	the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development will optimize existing and available servicing infrastructure, road network, and communication infrastructure.
(g)	the minimization of waste;	Not applicable.
(h)	the orderly development of safe and healthy communities;	The proposed applications support the orderly development of safe and healthy communities through aligning the land use designation and zoning of the site with the surrounding area. Thereby enabling development that is consistent with the surrounding community.
(h.1)	the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Future development of the site will be fully compliant with the Ontarians with Disabilities Act and the Ontario Building Code.
(i)	the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The Subject Property is located in a rural industrial area that makes efficient use of existing facilities including Cedar Creek Community Church.
(j)	the adequate provision of a full range of housing, including affordable housing;	Not applicable.
(k)	the adequate provision of employment opportunities;	Future development of industrial uses on the Subject Lands will support the creation of employment opportunities.
(l)	the protection of the financial and economic well-being of the Province and its municipalities;	The Subject Property makes efficient use of existing infrastructure, thereby not resulting in additional municipal investments.
(m)	the co-ordination of planning activities of public bodies;	Not applicable.
(n)	the resolution of planning conflicts involving public and private interests;	Not applicable.
(o)	the protection of public health and safety;	Not applicable.
(p)	the appropriate location of growth and development;	The proposed redesignation and rezoning will allow for the future development of similar uses that are compatible with the

		surrounding area, as such the Site is an appropriate location for growth and development.
(q)	the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	Not applicable.
(r)	the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	Not applicable.
(s)	the mitigation of greenhouse gas emissions and adaptation to a changing climate.	Not applicable.

In summary, the proposed redesignation and rezoning will enable for the future development of similar uses that are compatible with the surrounding area, thereby supporting the orderly development of safe and healthy communities through aligning the land uses. The proposed development makes efficient use of existing water and wastewater services, road network, communications infrastructure thereby not resulting in additional costs to the municipality for the expansion of such infrastructure. The western portion of the Site is identified as containing environmental features. The existing development and future development will preclude the natural areas on the Subject Property through appropriate re-designation and re-zonings. The proposed applications have regard to and satisfy the applicable matters of provincial interest under the *Planning Act*.

3.2 Provincial Planning Statement

The Provincial Planning Statement (“PPS”) came into effect on October 20, 2024, and consolidated and replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS provides direction on land use planning and development in Ontario, which all developments shall be consistent with. The PPS seeks to provide direction on the following key land use planning issues: increasing housing supply; making land available for development; ensuring sufficient infrastructure to support growth; and protecting the environment. The table below outlines the applicable policies to the proposed applications.

Chapter 2: Buildings Homes, Sustaining Strong and Competitive Communities speaks to supplying a range and mix of housing options and focusing growth within urban and rural settlement areas and strategic growth areas. Chapter 2 also includes policies for employment areas and supporting economic development and competitiveness. The applicable policies within Chapter 2 are analyzed below:

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities		
2.8.1 Supporting a Modern Economy		
No.	Policy	Assessment
2.8.1.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;</p> <p>e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</p>	<p>The proposed applications will enable the development of future industrial uses within an existing and established industrial area. The Site is an ideal location for future employment uses as the proposed re-designation and rezoning will allow for the rounding out of the Highway 401/ Regional Road 97 Employment Area.</p>

Chapter 3: Infrastructure and Facilities addresses planning for and providing sufficient infrastructure, public and open spaces to accommodate for growth and development. Chapter 3 also addresses ensuring land use compatibility between major facilities and sensitive land uses. The applicable policies in Chapter 3 are outlined and assessed below:

Chapter 3: Infrastructure and Facilities		
3.6 Sewage, Water and Stormwater		
No.	Policy	Assessment
3.6.1	<p>Planning for sewage and water services shall:</p>	<p>The Site is currently serviced by private water and wastewater services, which are</p>

	<p>b) ensure that these services are provided in a manner that:</p> <ol style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their life cycle; 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and 4. aligns with comprehensive municipal planning for these services, where applicable. 	<p>suitable to accommodate for future industrial development. The proposed servicing strategy for the site seeks to protect human and health and safety as well as the natural environment.</p>
3.6.4	<p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p>	<p>The Subject Property currently operates on private water and wastewater facilities.</p>

Chapter 4 Wise Use and Management of Resources provides guidance on natural heritage systems with respect to development and site alteration as well as the agricultural land base. The applicable policies are outlined below.

Chapter 4: Wise Use and Management of Resources		
4.1 Natural Heritage		
No.	Policy	Assessment
4.1.1	<p>Natural features and areas shall be protected for the long term.</p>	<p>The southwestern portion of the Subject Property is occupied by woodlot, a Provincially Significant Wetland, a segment of Cedar Creek, and an associated floodplain and slope valley that is regulated by the GRCA.</p>
4.1.2	<p>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of</p>	<p>No changes are proposed to the environmental features on the site that would result in the fragmentation or</p>

	natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	deterioration of the natural heritage system.
4.1.3	Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.	The Subject Property is located within Ecoregion 6E.
4.1.4	Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and	No development or site alteration is proposed within the Provincially Significant Wetland.

In summary, the proposed applications will enable the development of future industrial uses within an existing and established industrial area. The Subject Property makes efficient use of existing and available infrastructure. The current servicing for the site is suitable to accommodate for future industrial uses. The current use of the site precludes the natural features along the southwestern portion of the property. Future re-development of the site will be required to protect and enhance the identified environmental features. The proposed development is consistent with the PPS and implements the policy objectives of the PPS.

3.3 Region of Waterloo Official Plan

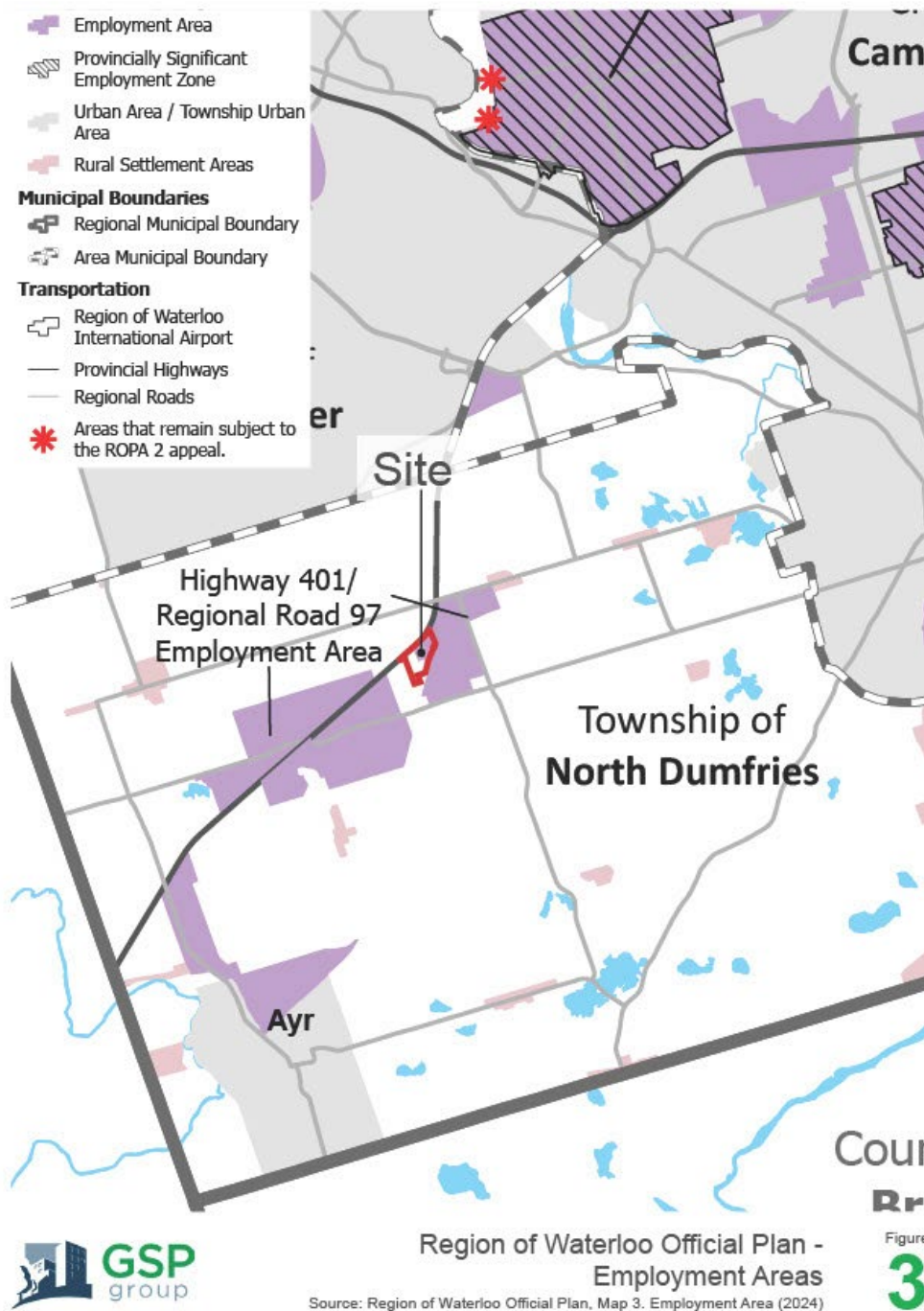
The Region of Waterloo Official Plan (“ROP”) serves as the Region’s guiding document for growth and development. The Region of Waterloo recently undertook a Municipal Comprehensive Review (MCR) in conformity with provincial legislation to update their Regional Official Plan to guide growth to the year 2051. The update to the ROP is known as Regional Official Plan Amendment No. 6 (ROPA 6). The ROP identifies the Subject Property as the following:

- Rural Lands on Map 1 Regional Structure
- Employment Area on Map 3 Employment Area (**Figure 3**)
- Rural Areas on Map 7 The Countryside (**Figure 4**)

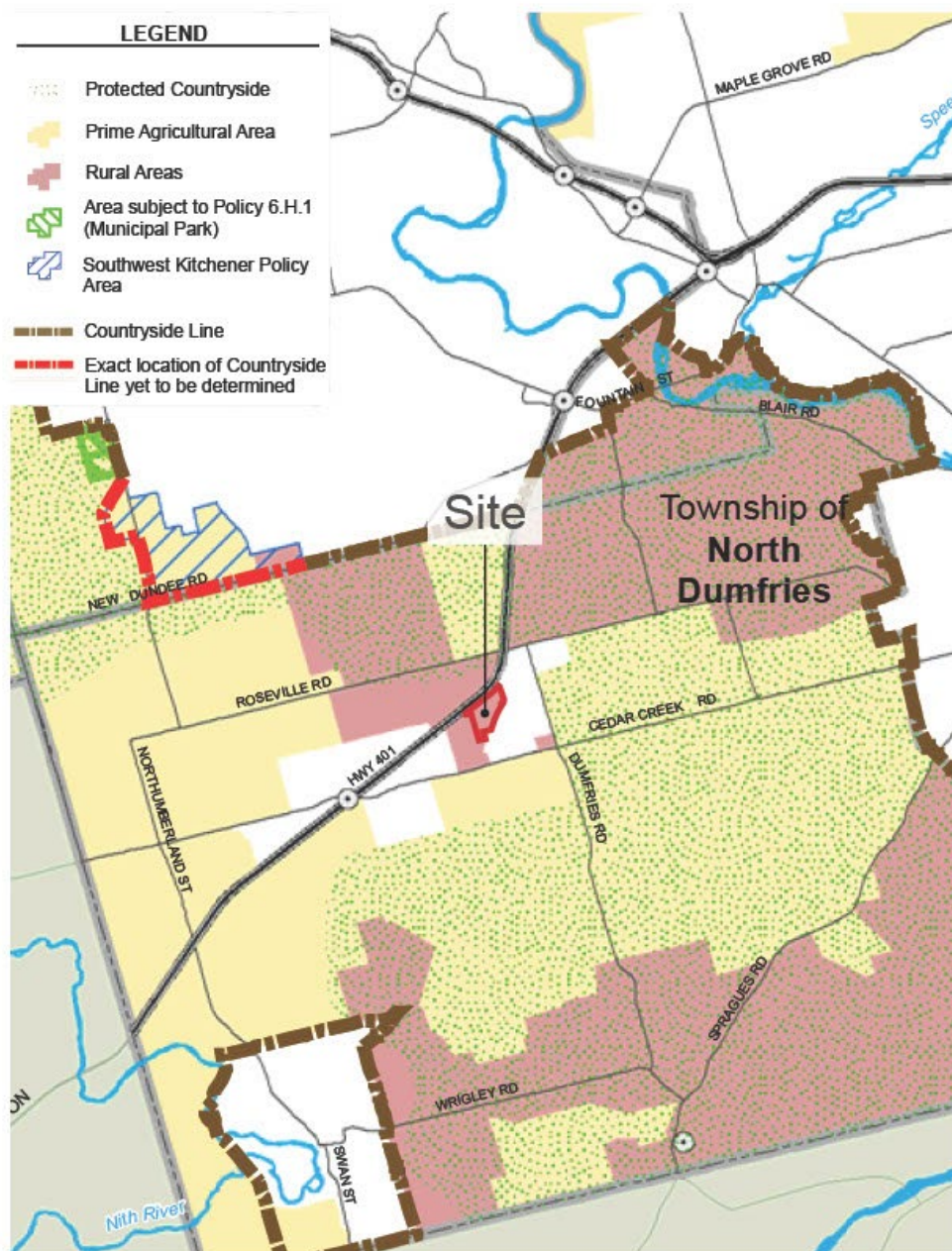
The Subject Lands are identified as being on the perimeter of a Rural Settlement Area. The Rural Areas designation identifies areas where Class 4 to 7 soils on the Canada Land Inventory predominate and are characterized by steep slopes, environmental features, and existing non-farm lots (Policy 6.A.3). The intent of the Rural Areas designation is to protect and enhance the rural and open space character of the countryside and to support agriculture where possible. As such, the Rural Areas designation primarily permits agricultural uses, agriculture-related uses, on-farm alternative and/or renewable energy systems and secondary uses as well as limited recreational and tourism uses, rural institutional uses, and infill residential uses (Policy 6.A.4, 6.A.6, & 6.A.7)

A portion of the Subject Lands (not including the campsite) is also identified as Highway 401/Regional Road 97 Employment Area on Map 3 Employment Area. The intent of the Employment Area designation is to support a broad range of accessible employment opportunities while optimizing municipal infrastructure in order to accommodate forecasted growth. The Employment Area designation is supported by Policy 4.A.3 which states that lands within the Urban Area and Township Urban Areas in the vicinity of existing major highway interchanges, rail yards, or the Region of Waterloo International Airport as employment areas, where appropriate. The Subject Lands are aligned with the surrounding prevailing land uses that are identified as Highway 401/Regional Road 97 Employment Area and are located along Highway 401 and Cedar Creek Road. Future industrial development of the site will allow for a more consistent and cohesive employment area.

In summary, the Employment Areas designation will allow for the infilling and rounding out of the Highway 401/Regional Road 97 Employment Area while protecting and enhancing the natural features, and open space character on the southwestern portion of the site. To conclude, the proposal conforms to the applicable policies in the ROP.



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Region of Waterloo Official Plan - The Countryside

Source: Region of Waterloo Official Plan, Map 7.The Countryside (2015)

Figure

4

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3.4 Township of North Dumfries Official Plan

The Township of North Dumfries Official Plan (“OP”), consolidated November 2018, serves as the Township’s policy framework for guiding growth while maintaining and enhancing the Township's urban environments and rural character. The Subject Property is identified as Open Space on Map 2 Planned Township Structure. The Subject Property is further designated as Rural Areas on Map 7 The Countryside (**Figure 5**). The Site is identified as being located immediately outside the boundary of the Rural Employment Settlement Area.

The requested OPA seeks to re-designate the site to Dry Industrial/Commercial which applies to lands generally serviced by private wells and individual wastewater treatment systems and enables the development of light industrial uses and related activities similar to the uses in the General Industrial designation (Policy 2.6.6.1). The requested OPA also seeks to maintain the southwestern portion of the site as Open Space in order to preserve and protect the identified environmental features on the Site.

The proposed Dry Industrial designation permits a range of light industrial uses similar to the permitted uses in the General Industrial Designation, which includes industrial, service, retail, recreational, and office activities, as well as facilities for manufacturing, storage, and maintenance (Policy 2.6.5.3). Commercial uses are limited to those that primarily serve the area, and retail outlets for everyday shopping or those typical of shopping centers will not be permitted (Policy 2.6.6.2 & 2.6.6.3).

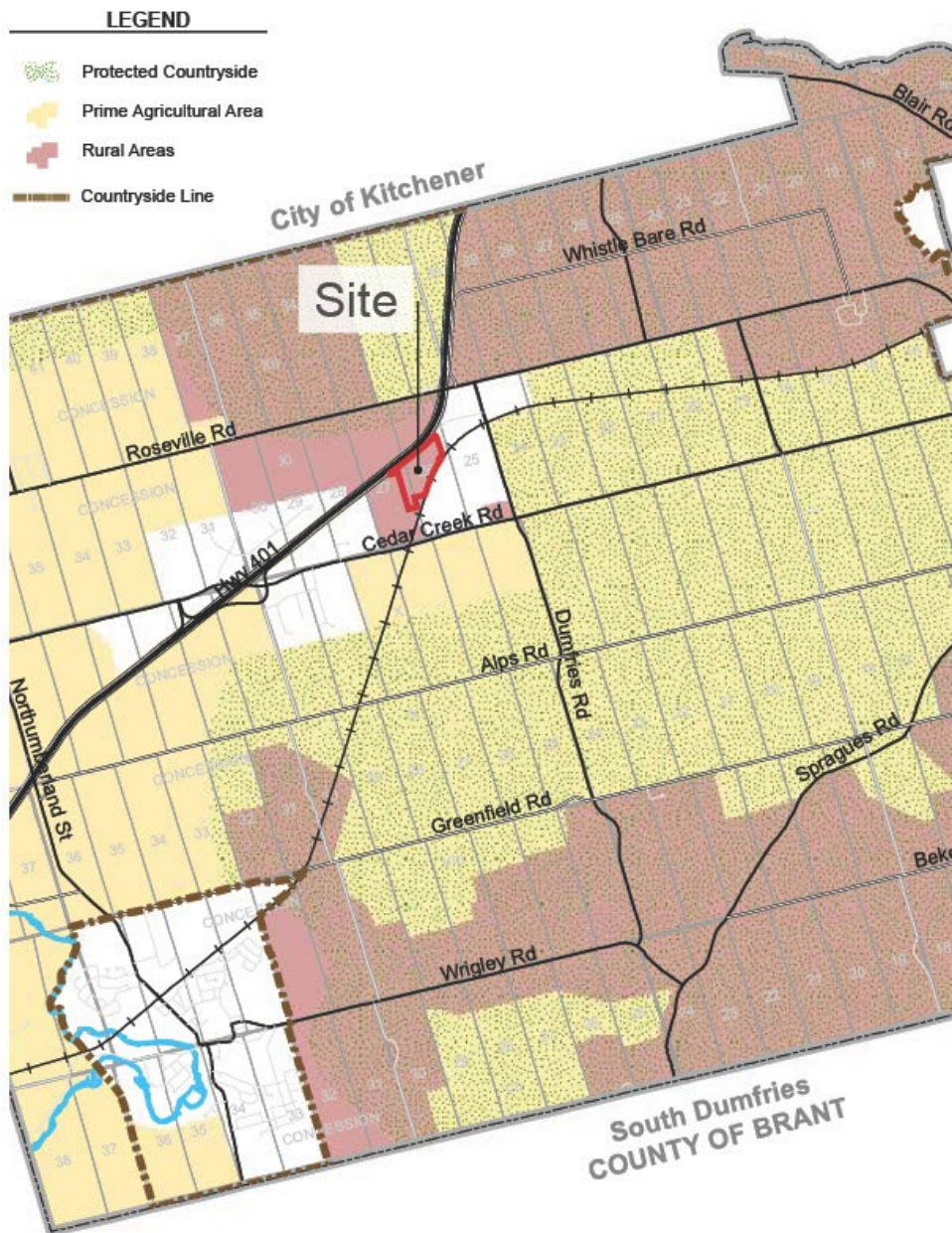
The site is generally located between two areas identified as the Highway 401/Regional Road 97 Employment Area. Re-designating the site will allow for the rounding out of the Highway 401/Regional Road 97 Employment Area as seen on Map 2.27 Highway 401/Regional Road 97 Employment Area. The proposed redesignation will allow for a land use that is consistent and compatible with land uses in the surrounding area. Policy 2.9.1.6 provides specific criteria which the Township may consider in permitting a minor expansion to a Rural Employment Area for employment uses:

- a) *sufficient opportunities to accommodate the proposed employment, recreational or institutional use within the Ayr Urban Areas, Rural Settlement Areas or Rural Employment Areas are not available;*
- b) *the site is zoned for the specific use;*
- c) *within prime agricultural areas:*
 - i) *the land does not comprise a specialty crop area;*
 - ii) *there are no reasonable alternatives that avoid the prime agricultural area;*

- iii) there are no reasonable alternatives on lower priority agricultural lands in the prime agricultural area; and iv) the loss of prime agricultural land is minimized.*
- d) the potential impacts on any surrounding agricultural operations are mitigated to the extent possible; and*
- e) the minor expansion complies with all other applicable policies in this Plan.*

The identified Rural Employment Areas along the Highway 401 and Regional Road 97 are generally fully built-out and are currently designed as two separate clusters within proximity to each other. The proposed amendment will allow for the rounding out of Highway 401/ Regional Road 97 Employment Area, thereby enabling more consistent land uses and development. A concurrent Zoning By-law Amendment is requested to allow for the appropriate land uses. The Subject Property is not located within a Prime Agricultural Area and is sufficiently buffered from surrounding agricultural operations through the provision of open space uses.

In summary, the proposed redesignation will enable consistent land uses within the surrounding area. The proposed Dry Industrial designation is suitable land use category that recognizes the existing servicing strategy for the site and will allow for the rounding out of the Highway 401/ Regional Road 97 Employment Area. To conclude, the proposed redesignation conforms to the applicable policies in the OP.



Township of North Dumfries Official Plan
Source: Township of North Dumfries Official Plan, Map 7. The Countryside (2016)

Figure
5

3.5 Zoning By-law

The Township of North Dumfries Zoning By-law 689-83, as amended, consolidated November 2018, implements the direction of the Official Plan and regulates land use and built form within the Township. The Subject Property is zoned as “Z.1 – Agriculture” with Special Exemption 47 (**Figure 6**). Section 20.1.47 details site-specific exemption 47 which permits the following uses: private club, recreation area and camping, and buildings or structures accessory to the foregoing permitted uses.

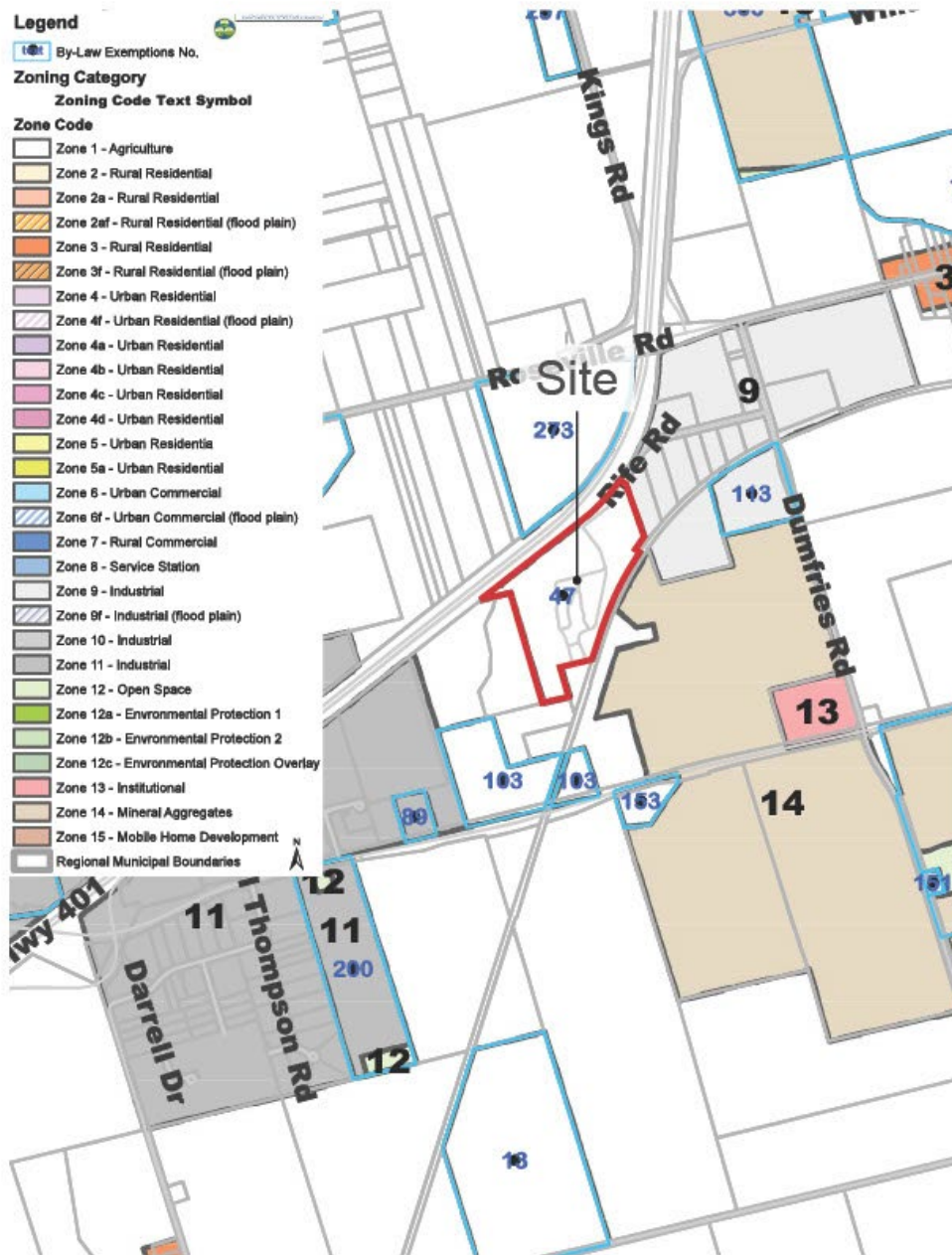
The requested ZBA seeks to rezone the site to “Z.9 Industrial” and “Z.12.B Environmental Protection Two (EP2)” along the southwestern portion of the site. The Zone 9 Industrial Zone permits a wide range of industrial uses such as manufacturing, storage, servicing, and commercial uses (Section 15.2). Zone 12.B is proposed to apply to the woodlot, Provincially Significant Wetland, Cedar Creek, and an associated floodplain and slope valley as identified by the GRCA. The EP2 Zone restricts development with the exception of conservation management uses and existing and legal non-conforming uses.

The zoning compliance table below indicates that one site-specific provision is required to facilitate the proposed rezoning.

Table 1: Zoning Compliance (Z.9 Industrial)				
Section	Regulation	Required Per Z.9	Proposed	Complies
15.3.1.b	Lot Area (Min.)	2,000 sq. m.	21 ha	✓
15.3.2.b	Lot Width (Min.)	30 m	26.4 m	✗
15.3.3	Side Yard (Min.)	Equal to one-half building height but in no case less than 3 metres.	Meeting Minimum	✓
15.3.5	Rear Yard (Min.)	7.5 m	Meeting Minimum	✓
15.3.6	Lot Coverage (Max.)	50%	Meeting Maximum	✓
15.3.7	Building Height (Max.)	13.5 m	Meeting Maximum	✓

Based on the table above, the Subject Property does not meet the required lot frontage requirements per the Z.9 Zone. A lot width of 30 metres is required whereas the current lot width is 26.4 metres, resulting in a reduction of 5.4 metres. The reduced lot width recognizes an existing access point and is suitable for vehicular access and circulation in and around the Site. The Site’s current uses meet all of the other zoning requirements per the Z.9

Industrial Zone. In summary, the requested Zoning By-law Amendment allows for more consistent zoning and future land uses within the vicinity of the Subject Lands. The proposed Zoning By-law Amendment implements the direction of provincial policies as well as the Official Plan.



Township of North Dumfries Zoning By-law
Source: Township of North Dumfries Zoning By-law, Map. North-West Township (2019)

Figure

6

4. Conclusions

4.1 Summary and Conclusions

The proposed OPAs and ZBA represent appropriate, context sensitive development of the Subject Lands as demonstrated through the overview of the site and its existing conditions, the surrounding area, and a review and assessment of the applicable policy framework. The Subject Property represents an ideal location for future industrial uses as the site is a large lot that is adjacent to and existing and established employment area. The proposed applications enable compatible land uses with the surrounding area and as such, future industrial development is unlikely to create any adverse impacts. The proposed development is consistent with provincial planning policies including the *Planning Act* and the Provincial Planning Statement and conforms to the Region of Waterloo Official Plan and Township of North Dumfries Official Plan. The proposed development represents appropriate use of land and overall good planning.

Appendix “A” – Township Official Plan Amendment

AMENDMENT NO.XX TO THE TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

AMENDMENT NO.XX TO THE TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

SECTION 1 – TITLE AND COMPONENTS

This amendment shall be referred to as Amendment No. XX to the Official Plan of the Township of North Dumfries. This amendment is comprised of Sections 1 to 4 inclusive.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to change the land use designation on the lands municipally addressed as 1128 Rife Road by amending the boundaries of the 'Rural Areas' designation shown on Map 7 The Countryside and amending the boundaries of the 'Dry Industrial/Commercial' designation shown on Map 2.27 Highway 401/Regional Road 97 Employment Area.

SECTION 3 – BASIS OF THE AMENDMENT

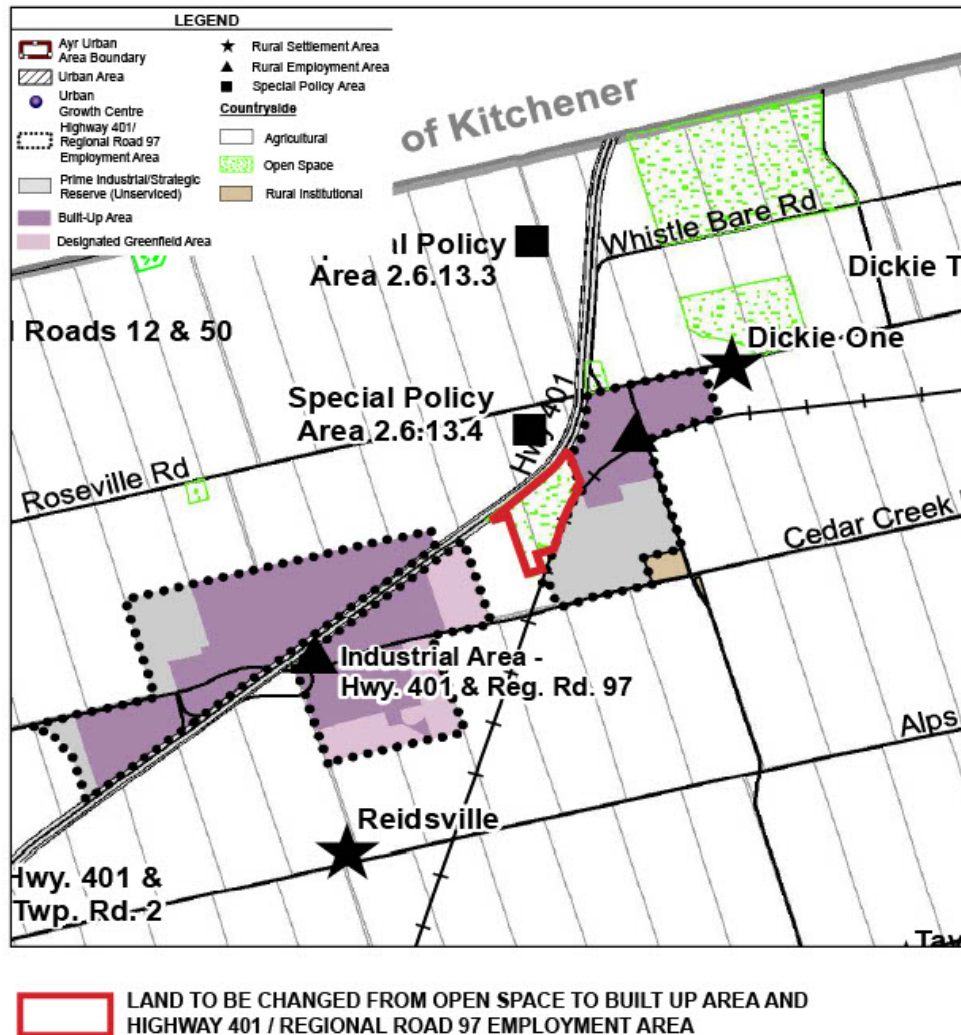
The effect of the amendment will be to enable consistent land uses within the surrounding area. Re-designating the site will allow for the rounding out of the Highway 401/Regional Road 97 Employment Area.

This Official Plan Amendment is consistent with the applicable matters of provincial interest under the Planning Act and the Provincial Planning Statement. This Official Plan Amendment generally conforms with the intent of the Region of Waterloo Official Plan and Township of North Dumfries Official Plan.

SECTION 4 – THE AMENDMENT

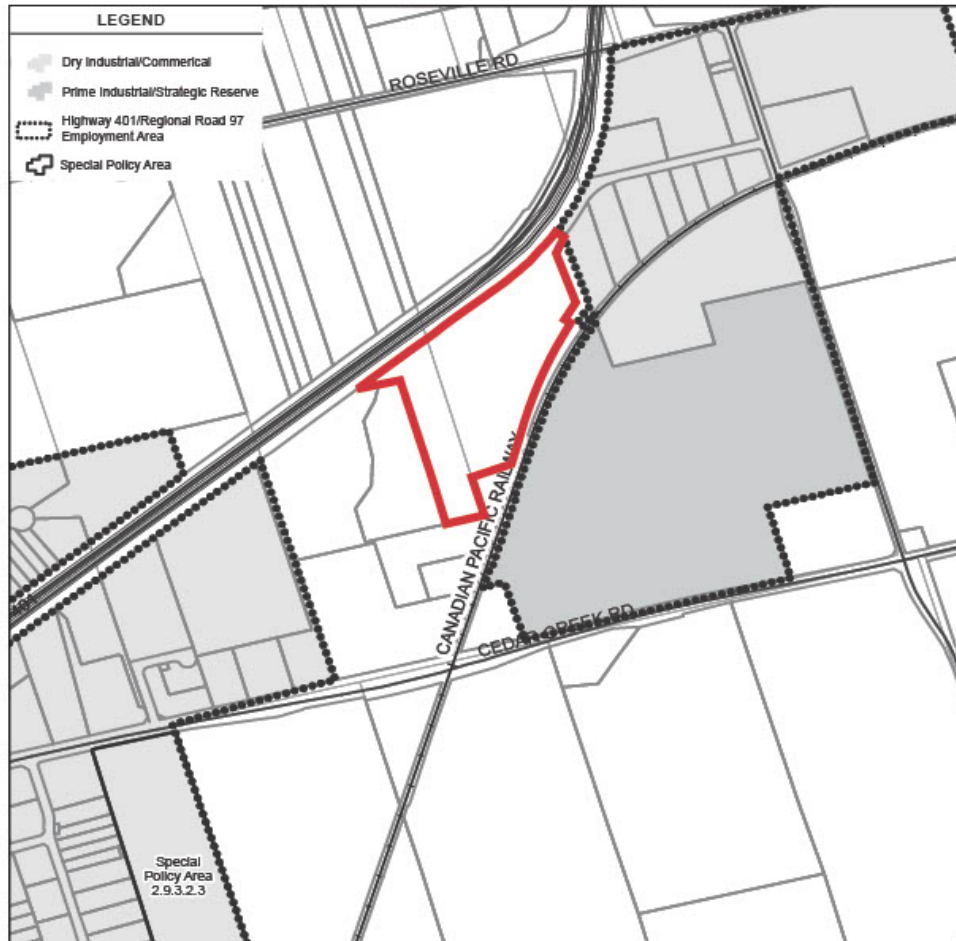
1. The Township of North Dumfries Official Plan is hereby amended as follows:
 - a. Amend Map 2 – Planned Township Structure by:
 - i. Designating the lands, as shown on Schedule 'A', from Open Space to Built Up Area and Highway 401/Regional Road 97 Employment Area
 - b. Amend Map 2.27 – Highway 401/Regional Road 97 Employment Area by:
 - i. Designating the lands, as shown on Schedule 'B', to Dry Industrial/Commercial and Highway 401/Regional Road 97 Employment Area
 - c. Amend Map 7 – The Countryside by:
 - i. Removing the lands, as shown on Schedule 'C', from Rural Areas.

SCHEDULE 'A'
OFFICIAL PLAN AMENDMENT
TO THE
TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN MAP 2
PLANNED TOWNSHIP STRUCTURE



APRIL 2025

SCHEDULE 'B'
OFFICIAL PLAN AMENDMENT
 TO THE
TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN MAP 2.27
HIGHWAY 401/REGIONAL ROAD 97 EMPLOYMENT AREA

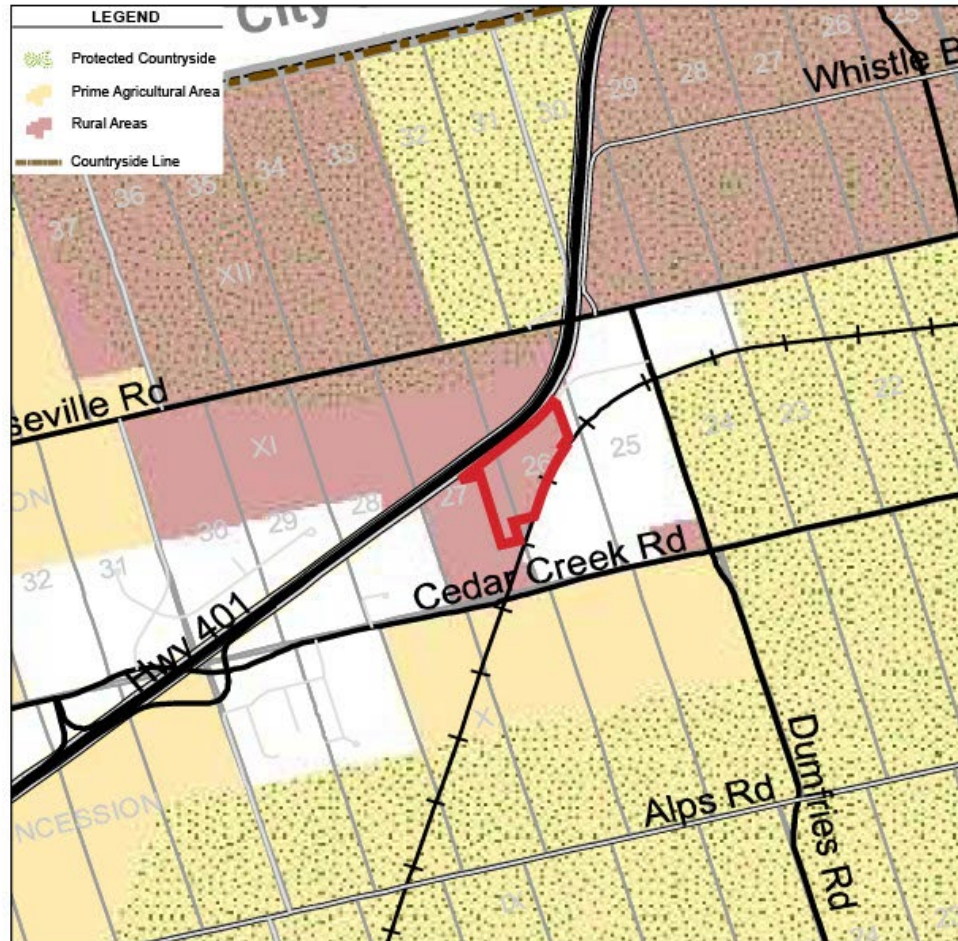


 **LAND TO BE REDESIGNATED DRY INDUSTRIAL/COMMERCIAL AND HIGHWAY 401 / REGIONAL ROAD 97 EMPLOYMENT AREA**



APRIL 2025

SCHEDULE 'C'
OFFICIAL PLAN AMENDMENT
 TO THE
TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN MAP 7
THE COUNTRYSIDE



 **LAND TO BE CHANGED FROM RURAL AREAS TO HIGHWAY 401 / REGIONAL ROAD 97 EMPLOYMENT AREA**



APRIL 2025

Appendix “B” – Zoning By-law Amendment

THE CORPORATION OF NORTH DUMFRIES BY-LAW NUMBER XXXX-XX

BEING A BY-LAW TO FURTHER AMEND GENERAL ZONING BY-LAW NUMBER 689-83, AS AMENDED, FOR THE TOWNSHIP OF NORTH DUMFRIES

WHEREAS an application (File XXX) was received from Waterloo Regional Police Association, with respect to lands described as Concession 11, Part of Lots 26-27, Township of North Dumfries, Regional Municipality of Waterloo to amend By-law Number 689-83 to change the present Zone 1 Agriculture to Zone 9 Industrial and Zone 12.B Environmental Protection Two (EP2).

WHEREAS the Planning Act empowers a municipality to pass by-laws prohibiting the use of land and the erection, location and use of buildings or structures, except as set out in the bylaw; AND

WHEREAS the Council of the Corporation of the Township of North Dumfries, under Section 39 of the Planning Act, R.S.O. 1990, c. P. 13, deems it to be desirable to further amend said By-law Number 689-83 for the future development and use of the lands described above;

NOW THEREFORE, Township Council enacts as follows:

1. THAT By-law Number 689-83, as amended, is hereby further amended insofar as the zoning on these lands, being Part of Lots 26-27, Concession 11, is changed from Zone 1 Agriculture to Zone 9 Industrial and Zone 12.B Environmental Protection Two (EP2) as shown on attached Schedule A.
2. THAT Section 20.1 of General Zoning By-law No. 689-83 is hereby further amended with the addition of a new Subsection immediately following 20.1.336 as follows:

“20.1.XXX 1128 Rife Road

 1. Notwithstanding the provisions of Section 15.3 of this by-law the following regulation shall apply:
 - a. A minimum lot width of 26.4 metres.”
3. THAT except as amended by this By-law, the subject lands as shown on Schedule A to this By-law and Section 20.1.XXX to this By-law shall be subject to all other applicable provisions and regulations of General Zoning By-law 689-83, as amended;

4. AND THAT Schedules A attached form part of By-law XXXX-XXX;

5. THAT this by-law shall come into force on the final passing thereof by the Council of the Corporation of the Township of North Dumfries subject to compliance with the provisions of the Planning Act, R.S.O. 1990, c.P.13.

READ a First and Second Time in the Council Chambers of the Township of North Dumfries this XX day of XXX 2025.

Mayor

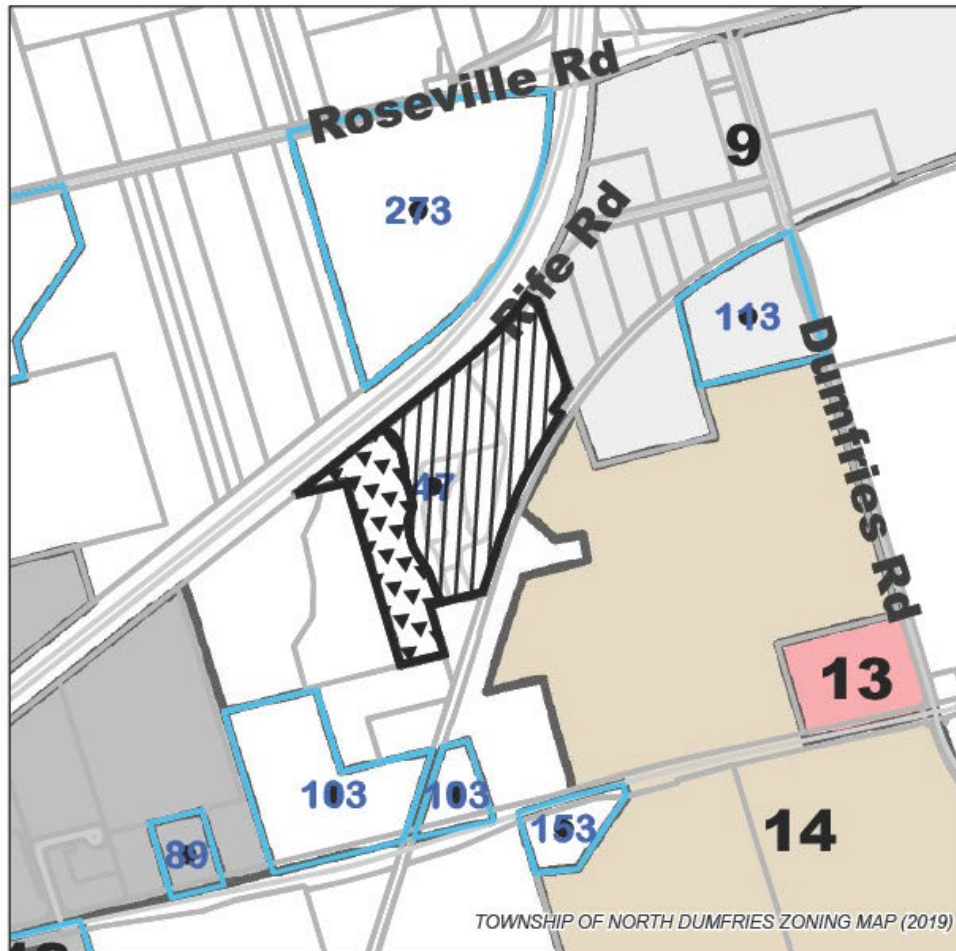
Clerk

READ a third time and Finally Passed in the Council Chambers of the Township of North Dumfries this XX day of XXX, 2025.

Mayor

Clerk

SCHEDULE 'A'
ZONING BY-LAW AMENDMENT
 TO THE
TOWNSHIP OF NORTH DUMFRIES
ZONING BY-LAW ____-____



LAND TO BE REZONED FROM ZONE 1 AGRICULTURAL TO
 ZONE 9 INDUSTRIAL



LAND TO BE REZONED FROM ZONE 1 AGRICULTURAL TO
 ZONE 12.B ENVIRONMENTAL PROTECTION TWO (EP2)

