



SHAPING GREAT COMMUNITIES

July 2, 2026

File No. 26008

Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
Ayr, ON
N0B 1E0

Attn: Michael Campos
Manager of Planning

Re: Applications for Consent (Lot Creation)
3024 Old Beverly Road, North Dumfries

On behalf of 12649161 Canada Inc. (the "Owner"), GSP Group Inc. is pleased to submit Applications for Consent for the property municipally known as 3024 Old Beverly Road in the Township of North Dumfries (the "Subject Property"). The purpose of the proposed applications are to create five (5) new residential lots and to retain one lot.

In support of this application, please find the following enclosed:

- Completed and signed application forms;
- Severance sketch;
- Archaeological Assessment
- Scoped Environmental Impact Statement (already submitted)
- Planning Justification Report
- Traffic Impact Study
- Site Grading/Drainage Plan(s)
- Stormwater Management Report

A cheque made payable to the Township of North Dumfries in the amount of \$7375 for the Consent Applications will be delivered to the Township under separate cover.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

We trust that the information provided is sufficient to accept and circulate the proposed applications.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,

GSP Group Inc.

A handwritten signature in blue ink, appearing to read "Brandon Flewwelling", written over a faint circular stamp.

Brandon Flewwelling, MCIP, RPP
Development Planning Manager

Attach.