

Baker Planning Group
PO Box 23002 Stratford
Stratford, ON
N5A 7V8



June 18th, 2026

File No.: 2025-43

Mr. Michael Campos
Manager of Planning
106 Earl Thompson Road, 3rd Floor
P.O. Box 1060
Ayr, Ontario, NoB 1E0

**RE: Township Official Plan Amendment and Township Official Plan Amendment
Part of Subdivision Lot 3, East of the Grand River, Concession 7, Township of North
Dumfries, Region of Waterloo**

On behalf of Greenfield Mill Inc. ("Owner"), Baker Planning Group is submitting an Official Plan Amendment Application and a Zoning By-law Amendment Application ("Applications") for land known municipally as 3089 Greenfield Road, Township of North Dumfries, Region of Waterloo ("Site") (Figure 1). The Site is legally known as Part Lot 37, Concession 9, North Dumfries, Part 1, 67R-3370, North Dumfries. The Site is 1.76 hectares in size and has frontage on Greenfield Road.

The Owners are proposing a comprehensive redevelopment of the historical mill on the Site for use as an events facility ("Proposed Redevelopment"). The Proposed Redevelopment envisions the thoughtful restoration and adaptive reuse of the former mill building, transforming it into a refined event venue for weddings, celebrations, and community functions.

The Owner is requesting that the developable portion of the Site and the municipal road allowance be redesignated as "Settlement Core Area" on Map 2.8 and those developable areas removed as being designated as "Core Environmental Features and Significant Valleys" (Map 5A), "Environmental Constraints Areas" (Map 5B)", "Hazard Lands" (Map 5C) and "Prime Agricultural Area" (Map 7).

The Owner is further requesting that the developable portion of the Site and the municipal road allowance be rezoned from "Z.3" and "Z.1" to a site-specific "Zone 7 (Z.7) – Holding Provision" and the removal of site-specific regulation 20.1.150.

In support of the Applications, please find the following enclosed:

- The completed and signed Township of North Dumfries Official Plan Amendment and Zoning By-law Amendment Application forms;
- The Planning Justification Report, including the Site Plan and Building Elevations, prepared by Baker Planning Group and dated June 2026;
- The Environmental Impact Study, prepared by Arcadis Professional Services (Canada) Inc., and dated May 2026;

- The Functional Servicing and Stormwater Management Report, prepared by GEI and dated June 16th, 2026;
- The Preliminary Geotechnical and Slope Stability Study, prepared by CVD Engineering, and dated April 8th, 2026;
- Stationary Noise Study prepared by Arcadis Professional Services (Canada) Inc., and dated June 18th, 2026;
- The Traffic Impact and Parking Utilization Study, prepared by TraffMobility, and dated June 17th, 2026;
- Scoped Cultural Heritage Impact Assessment, prepared by The Biglieri Group and dated May 26th, 2026;
- Urban Design Brief, prepared by The Biglieri Group and dated May 26th, 2026; and,
- The Formal Consultation Meeting Minutes, dated October 2nd, 2024.

The required Township Application fees and associated deposits will be hand-delivered by cheque to the Township by the Owner.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

c.c Owner
 Project Team