

June 2, 2025

File No. 24212

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

Attn: Micheal Campos
Manager of Planning

**Re: Official Plan Amendment and Zoning By-law Amendment Application
1128 Rife Road, Township of North Dumfries
Waterloo Regional Police Association**

GSP Group Inc. has been retained by the Waterloo Regional Police Association (the “Owner”) for the submission of an Official Plan Amendment and Zoning By-law Amendment Application for the lands located at 1128 Rife Road, legally described as Lot 26-27, Concession 11, in the Township of North Dumfries (the “Subject Property”).

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 Subject Property is currently designated as ‘Rural Areas’ in the Township of North Dumfries Official Plan which permits a range of agricultural uses. The Subject Property is currently zoned as “Z.1 – Agriculture” with Special Exemption 47, which permits private club, recreation area and camping, and buildings or structures accessory uses in addition to the permitted uses under the Agricultural Zone.

An Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) are being sought to align the site’s land uses with the surrounding area, thereby ensuring compatible development. The proposed 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 requested site-specific provision seeks a minimum lot width of 26.4 metres, whereas 30 metres is required.

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

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

- Completed and signed application forms; and
- Planning Justification Report including a draft Official Plan Amendment and Zoning By-law Amendment.

Two cheques made payable to the Township of North Dumfries representing the required application fees in the amount of \$17,620.00 for the Official Plan Amendment and \$4,935.00 for the Zoning By-law Amendment will be delivered in the near future, following confirmation and acceptance of the application.

Please do not hesitate to reach out if you have any questions or require any additional information.

Sincerely,
GSP Group Inc.

A handwritten signature in black ink that reads "Serena K Soomal". The signature is written in a cursive, flowing style.

Serena Soomal, BES
Planner