

October 30, 2025

Township of North Dumfries
P.O. Box 1060
Ayr, Ontario
N0B 1E0

Attn: Michael Campos, Manager of Planning

Re: Application for Zoning Bylaw Amendment at 1830 Wrigley Road: Jedburgh Plains

On behalf of Wrigley Rd Developments Inc. and J-AAR Materials Ltd., I am pleased to provide the attached submission for a Zoning Bylaw Amendment for the lands located at 1830 Wrigley Road (Jedburgh Plains). A related application for a Licence under the Aggregate Resources Act (ARA) has been submitted to the Ministry of Natural Resources (MNR) and has been deemed complete. The applications would permit the establishment of an aggregate operation with extraction above the water table, with rehabilitation to an agricultural after use.

The subject property is legally described as Part Lot 32, Concession 8 and has an area of approximately 39.6 hectares. The subject property is designated in the Official Plan for North Dumfries as 'Rural'. The property is also identified as a Mineral Aggregate Resource Area on Map 8 of the Official Plan. The current zoning is Agricultural (Zone 1) and the application would change the zoning to Mineral Aggregates (Zone 14).

The following materials are provided with this submission:

1. Planning Justification Report, Esher Planning Inc. October 2025
2. ARA Site Plans, Harrington McAvan Ltd. September 2025
3. Hydrogeology Report, Stonecairn Consulting, July 2025
4. Natural Environment Report, MTE Consultants Inc. July 2025
5. Stage 1-2 Archaeology Assessment Report, Lincoln Environmental Consultants, Nov 2023
6. Noise Feasibility Study, HCG Engineering Ltd., August 2025
7. Air Quality Impact Assessment, RWDI Engineering, October 2025
8. Traffic Impact Study, Paradigm Transport Solutions Ltd., September 2025

We look forward to working with you through the application process.

Kind regards,



Melanie Horton, MCIP, RPP
Esher Planning Inc.