

**Planning Justification Report
Zoning By-law Amendment
Self Storage 4U – Self Storage Business**

Township of North Dumfries, Ontario
Report for Submission:
April 14th, 2025

Project Reference Number 22-304
Prepared for 2498478 Ontario Limited



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Planning Justification Report

2495 Spragues Road

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1.0 Introduction

K. Smart Associates Limited has been retained by 2498478 Ontario Limited to prepare a Zoning By-Law Amendment application package with related documents for the property located at 2495 Spragues Road in the Township of North Dumfries, Ontario. The purpose of the Zoning By-Law Amendment is to permit the following:

- Update to the existing, approved Site Plan to reflect the current property boundaries;
- The expansion of the business by constructing additional self-storage capacity within the current gross floor area (GFA) permissions;
- Modifying permitted setbacks as outlined in Section 5.6 of the existing site specific zoning;
- Allowing for outdoor storage on a portion of the subject lands; and
- Updating the business operations to reflect current self-storage industry standards.

2.0 General Description

The subject property (the 'site') is located at 2495 Spragues Road within the Parker Settlement Area, Township of North Dumfries in the Region of Waterloo, Ontario. The site location within the Township is shown below. The following images show the property in the context of the surrounding area with regards to physical geography, zoning, and GRCA designations:

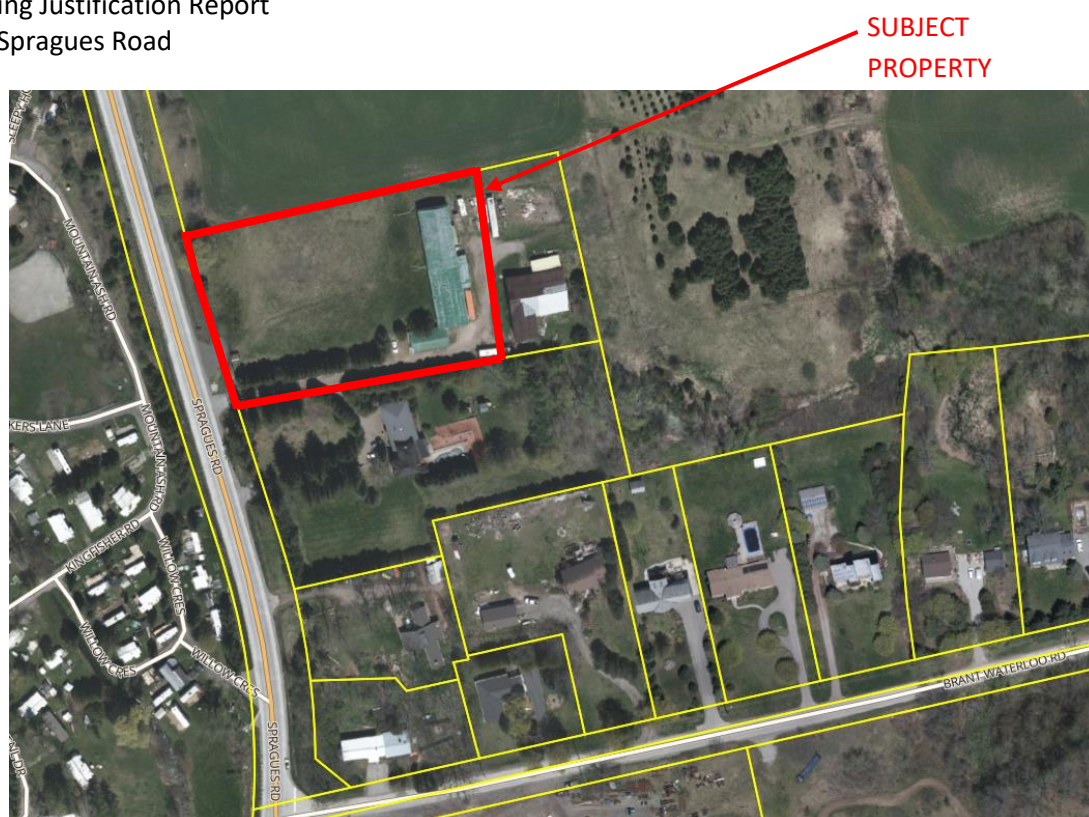


Figure 1 – Aerial Context Map, Source: VuMap / First Base Solutions

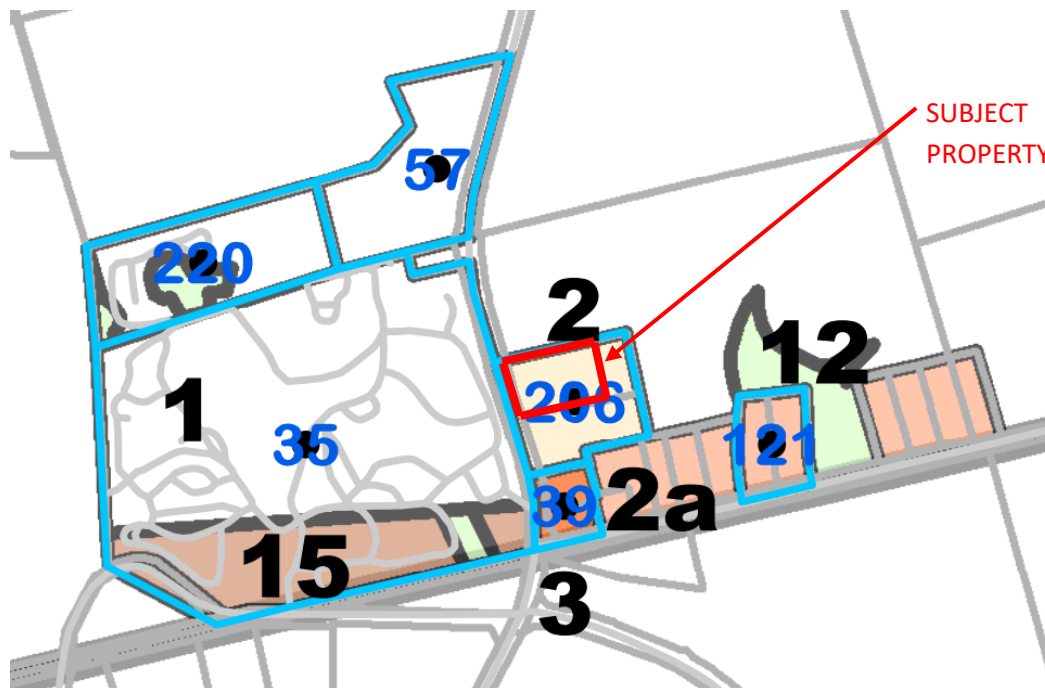


Figure 2 – Zoning Context Map, Source: North Dumfries



Figure 3 – Environmental Context Map, Source: Grand River Conservation Authority

The site currently hosts a single building, the existing storage facility, located at the rear (east) of the property and has been in operation since 2003. A gravel road leads to the building along the southern edge of the lot. Informal parking currently exists around the building, primarily at the southeastern corner by the offices. The rest of the property currently hosts a vacant field.

The site utilizes private well and septic services. The tile bed and septic tank are located to the immediate west of the existing building as shown on the Site Plan (Attachment 1). The subject property has water access from a shared well, as shown on the attached Easement Plan (Attachment 3).

The subject property is zoned 'Zone 2 – Rural Residential' and is regulated by Site-Specific Zoning provision 206 per the North Dumfries Zoning By-law (Attachment 7. To the north, west and east, the neighbouring properties are zoned 'Zone 1 – Agriculture'. The properties to the south are categorized with the 'Zone 2a- Rural Residential' and 'Zone 3- Rural Residential'.

3.0 Development Proposal

The landowners intend to continue the operation of a private self-storage business at this property, providing storage lockers to be rented out. Vehicles are to pull in front of their units, store or retrieve their personal items, and leave through the property gates. Based on the proposed Site Plan (Attachment 1) an additional 130 units are proposed through this application. The exact number will be determined following the results of the detailed supporting studies. Standard unit sizes are intended to be 5'x10' or 10'x10'.

Following consideration of this Zoning By-law Amendment application, a subsequent application will be made for an amendment to the approved Existing Site Plan (Attachment 4). The new application will reflect the current property boundaries and provide for the construction of modern self-storage units.

The distances between the storage unit rows are such that a vehicle can navigate through them, as shown on the attached Site Plan. Fire routes with the required width and turning radii are also provided between rows.

The units will be geared towards the storage of personal goods, with a ban on any kind of illegal or hazardous materials to be stored on the property.

The Proposed Site Plan (Attachment 1) shows an outdoor storage area in the northeast corner of the site. The area was located in this corner of the property to provide separation from the residential dwelling to the south, and to allow for screening of the area from the roadway with landscaping and buildings. This is to mitigate potential noise impacts from the outdoor storage on the dwelling. During the preparation of this application, it was determined that a noise impact study would be required if the outdoor storage was proposed within 70 metres of the adjacent residence. The outdoor storage area meets the minimum separation distance.

The self storage business will operate primarily online, with customers providing their specified code at one of the property gates to gain entry and will only be able to access their specific unit in a fully automated process. While there are minimal delineated parking spaces on the Site Plan, it is expected that cars will be able to park informally in front of the storage units while the customer delivers or picks up their items. If visits to the main office building are required, four parking spaces are shown close to it (four in the southeast corner of the lot, and one inside the gate). There will be an on-site office, but it will not need to be staffed full-time due to the web-based system.

A security fence will surround the property as shown on the Site Plan, with two gates along the laneway to provide access. The site will be bordered on three sides by landscaping to provide screening to the business. Furthermore, the attached Conceptual Lighting Plan (Attachment 2) shows the proposed location of the lighting, including yard light poles, wall mount lights and motion sensor lights. A

Photometric Plan is anticipated for the Site Plan application package once the overall site layout/design is finalized.

Through a title search, we have determined that an easement did exist at the front (west) of the property in favour of the local hydro utility (shown on the attached Site Plan). The easement is in place for an overhead electrical line that does not exist anymore. Through discussion with GrandBridge Energy, the removal of the easement has been permitted. A Transfer Release and Abandonment document has been issued to confirm the release of this easement (Attachment 10)

In support of this application, a Stormwater Management Report has been prepared by K. Smart Associates Limited (Supporting Document 1). The engineering analysis included lot grading and stormwater management design as noted in Section 5.5 of this report. As proposed, lands at the front of the site will serve as the designated stormwater management area.

The existing right-of-way for access to the adjacent residential property is shown on the attached Site Plan. A shared well agreement also permits for the subject property and adjacent property to share water access from a well on the adjacent lot.

The storage unit buildings will have an exterior made up of corrugated metal, including the siding and roofs. Buildings on site shall also utilize the corporate colour scheme of the owners' company, and this will be finalized through the Site Plan process. Refer to Attachment 5 for examples of the typical storage units proposed.

4.0 Planning and Land Use Considerations

4.1 The Planning Act

The Planning Act regulates land use planning in the Province of Ontario, describing how land uses may be controlled, and which parties and entities may control them. Below is a table detailing the Planning Act conformity of the applications proposed through this report:

The Planning Act	Justification
<i>Section 34. (1) 4</i> <i>Construction of buildings or structures</i> <i>34. (1) 4 For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures to be erected or located within the municipality or within any defined area or areas or upon land abutting on any defined highway or part of a highway, and the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy. R.S.O. 1990, c. P.13, s. 34 (1) 4.</i>	<p>This section sets out that Zoning By-laws may be passed by the Councils of local municipalities.</p> <p>The subject lands are currently regulated in the Township Zoning By-law with a Site-Specific provision that permits a self-storage business.</p> <p>The purpose of this report is to provide information to the Township Council in support of expanding the maximum gross floor area permitted for the self-storage business.</p> <p>The Planning Act is structured to allow a landowner to request an amendment to zoning for the property which is deemed to be proper planning for the municipality. The application for an amendment to the existing Site-Specific Zoning is permitted by the Planning Act.</p>

As a Zoning By-law Amendment is permitted under the Planning Act, this proposal conforms to the policies of the Act, and operates within the framework of the Provincial Planning process.

Section 2 of the Planning Act outlines matters of Provincial interest. This application has considered these matters, and it is our opinion that the Provincial interest is maintained through this proposal. This is demonstrated in reference to the provisions of Section 2 as follows:

- (a) The proposal does not impact any ecological systems, natural areas, or features on the site.*
- (b) The subject lands are not designated for agricultural use and will not affect agricultural resources.*

- (c) The development does not involve or impact natural or mineral resources.*
- (d) A Stage 1-2 archaeological assessment has been completed and confirms no significant cultural heritage features.*
- (e) The project includes efficient servicing and does not create excessive demand for energy or water.*
- (f) The site will be fully serviced with appropriate transportation access and stormwater management.*
- (g) Waste will be minimized through the limited nature of the self-storage use and tenant responsibility.*
- (h) The proposal contributes to the orderly development of a safe and healthy community.*
- (h.1) The development will comply with accessibility requirements for public access areas.*
- (i) The project does not interfere with the provision of public facilities and may indirectly support local services.*
- (j) While not residential, the proposal supports housing by offering off-site storage to residents.*
- (k) The project supports employment by providing commercial service space and supporting local jobs.*
- (l) The development contributes positively to the local economy.*
- (m) The application aligns with the direction of Township and Regional planning policies.*
- (n) No conflicts arise between public and private interests through this appropriately zoned and planned use.*
- (o) Public health and safety are protected through compliance with zoning, setbacks, and site design standards.*
- (p) The proposed use represents appropriate development within a designated growth area in the Parker Settlement Area.*
- (q) The proposed use is currently approved and complements surrounding land uses in a sustainable manner.*
- (r) The built form will be functional, well-designed, and screened to ensure compatibility and visual quality.*
- (s) The proposal has a minimal emissions footprint and supports adaptive site planning for future conditions.*

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (PPS) was issued under Section 3 of the Planning Act. It provides policy guidance on land use issues of interest to the province. It is stated that decisions by municipalities on planning matters “shall be consistent with” the policies in the PPS. The following table demonstrates the conformity of this proposal with the PPS:

Provincial Planning Statement	Justification
<p>2.3.1.1</p> <p><i>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</i></p>	<p>This application proposes the intensification and build-out of an existing permitted use within a Settlement Area. As such, it is in line with this policy requiring that growth be focused in Settlement Areas. The growth of the self-storage commercial business is occurring within a Settlement Area as part of this proposal.</p>
<p>2.5.2</p> <p><i>In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</i></p>	<p>This section states that Settlement Areas are to be the focus of growth and development in the Township. With the storage business's location within the Parker Settlement Area according to the North Dumfries Official Plan, its need for expansion is in line with the direction of the PPS. As an existing use within a Settlement Area, its location creates an opportunity for appropriate growth. The storage facility is already permitted under the Township Official Plan and Zoning By-law. This application only seeks to permit a build-out of the existing permitted use, which is feasible considering the amount of open space available on site and the site location within a Settlement Area. As such, this proposal conforms to the PPS.</p>
<p>4.6.2</p> <p><i>Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</i></p>	<p>The Stage 1-2 Archaeological Assessment (Supporting Document 4) confirms that the site has been evaluated for archaeological potential in accordance with this policy. The assessment determined that the site exhibited moderate to high archaeological potential, necessitating a Stage 2 evaluation. During this assessment, a pedestrian survey and test pit excavation were conducted, leading to the discovery of a single Onondaga chert thinning</p>

	flake in the central field. To confirm whether further archaeological study was required, a detailed survey was conducted within a 20-metre radius of the findspot, but no additional artifacts were found. Since the site does not meet the criteria for Stage 3 assessment, it retains no further cultural heritage value or interest, and no additional archaeological work is necessary.
<p>4.6.3</p> <p><i>Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.</i></p>	<p>The Stage 1-2 Archaeological Assessment also ensures compliance with this policy, which requires that development near protected heritage properties must not negatively impact their heritage attributes. A review of available heritage records confirmed that there are no designated heritage properties within or adjacent to the study area. The house on the adjacent property at 2505 Spragues Road is included on the Township Heritage List properties. A concurrent application is being made to the Township of North Dumfries to request a waiver from completion of the Cultural Heritage Impact Assessment (CHIA).</p>

The proposed Zoning By-law Amendment to expand the self-storage facility is in conformity with the PPS as it promotes the intensification of an existing commercial use within a Settlement Area.

4.3 Region of Waterloo Official Plan Policies (2015)

Designations:

- ***Rural Areas – Map 7***
- ***Protected Countryside – Map 7***

The following is a review of the relevant policies from the Regional Official Plan (ROP) concerning this proposal. The aim of this section is to demonstrate the conformity of the proposal with the ROP, with consideration of the changes to Regional and Township planning responsibilities as of January 1, 2025.

Region of Waterloo Official Plan	Justification
<p>6.C.5</p> <p><i>Minor intensification of existing industrial, commercial, recreational and/or institutional uses, including minor changes to the uses thereof, may be permitted within the limits of the existing property.</i></p>	<p>This proposal conforms to this provision of the Regional Official Plan. The property hosts an existing storage business, which is a commercial use, with a large amount of vacant space on the same property. As such, the construction of additional storage buildings would constitute a minor intensification of the existing commercial use, and would be occurring in whole within the boundaries of the subject property. An increase of 16.7% in gross floor area requested through this application, which is not of an unreasonable scale. As such, the proposal is in conformity with the Regional Official Plan.</p>
<p>6.G.1</p> <p><i>Rural Settlement Areas refer to existing smaller settlements, such as villages and hamlets, that generally comprise a limited mix of residential, commercial and institutional uses primarily serving the local community. These rural communities provide opportunities for living and working in the countryside, and also play a key role in the economic health and vitality of the townships. Rural Settlement Areas are not identified within this Plan, but will be designated and zoned in Area Municipal official plans and zoning by-laws.</i></p>	<p>The proposal conforms to this provision as the current commercial use is located within the Parker Settlement Area, which is a Rural Settlement Area as described by the Regional Official Plan. The Plan sets out that Settlement Areas shall comprise a limited mix of uses, including commercial (the use on the subject property), and that they should play a key role in the economic health and vitality of the townships.</p> <p>The existing use is in line with the vision of the Regional Official Plan for Settlement Areas, and its expansion will contribute to the economic health of the Township of North Dumfries.</p>

Through this analysis of the policies of the Region of Waterloo, it is our opinion that a Zoning By-law Amendment complies with these policies. This is because the existing use and its expansion are in line with the Regional vision for the economic development and land use mix within Rural Settlement Areas.

4.4 Township of North Dumfries Official Plan (2018)

Designations:

- ***Agricultural – Map 2***
- ***Parker Settlement Area – Map 2***
- ***Significant Valleys – Map 5A***
- ***Rural Areas – Map 7***
- ***Protected Countryside – Map 7***
- ***Settlement Residential & Ancillary – Map 2.17***
- ***Special Policy Area 2.9.2.16.4***

This proposal is in conformity with the policies of the Official Plan. The existing use is permitted through a Special Policy Area within the Township Official Plan.

The following is a review of the relevant policies of the Township Official Plan with regards to this proposal. The purpose of this review is to show that this proposal is in conformity with the Official Plan.

Township of North Dumfries Official Plan	Justification
<p>1.5.7</p> <p><i>To concentrate the majority of growth in the township within the Ayr Urban Area, with limited growth in designated Rural Settlement Areas and Rural Employment Area where municipal services can be provided in a cost effective and environmentally responsible manner.</i></p>	<p>This proposal conforms to this provision of the Township Official Plan. The subject property is located within the Parker Settlement Area, where this policy permits limited growth. The property hosts an existing approved storage business, which is a commercial use with a large amount of vacant space on the same property. The construction of additional storage buildings would constitute a minor intensification of the existing commercial use and would be occurring in whole within the boundaries of the subject property. As such, the proposal is in conformity with the Official Plan.</p>
<p>2.1.2</p> <p><i>Rural Settlement Areas are designated on Maps 2 and 2.2 to 2.25 inclusive of this Plan. This</i></p>	<p>The proposal conforms to this provision as the current commercial use is located within the Parker Settlement Area, which is a Rural Settlement Area as described by the Regional</p>

<p><i>designation identifies the township's smaller settlement areas, such as hamlets and rural clusters that generally comprise a limited mix of residential, commercial and institutional uses serving primarily the local community. These rural communities have historically been developed on private wells and individual wastewater treatment systems, or in the case of Roseville and Branchton, predominately in the form of municipal drinking-water supply systems and individual wastewater treatment systems. Therefore these settlements will experience limited growth and change. Specific policies for the Rural Settlement Areas are set out in Section 2.9 of this Plan.</i></p>	<p>Official Plan. The Plan sets out that Settlement Areas shall comprise a limited mix of uses, including commercial (the use on the subject property), and that they should play a key role in the economic health and vitality of the townships.</p> <p>The existing use is in line with the vision of the Official Plan for Settlement Areas, and its expansion will contribute to the economic health of the Township of North Dumfries. Therefore, this proposal is in conformity with provision 6.G.1 of the Regional Official Plan.</p>
<p>2.6.4.1</p> <p><i>The Settlement Core Area designation applies to Rural Settlement Areas and provides for a limited mix and range of residential and commercial uses. The Township encourages the mixing of compatible uses within Settlement Core Areas.</i></p>	<p>The commercial use on the subject lands being within the Parker Settlement Area conforms to the direction of the Official Plan. This policy highlights that Settlement Areas are to provide for and permit a limited mix of uses, including commercial, which reflects the current use on the property.</p>
<p>2.9.1.10</p> <p><i>Commercial and service uses are required to locate within the Settlement Core Area of Rural Settlement Areas.</i></p>	<p>As the subject property is located within the Parker Settlement Area, the proposal conforms to this provision of the Official Plan.</p>

Furthermore, the subject property is regulated by Special Policy Area 2.9.2.16.4, which permits the existing self-storage use:

Official Plan Special Policy Area	Justification
<p>2.9.2.16.4</p> <p><i>Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.9.2.16.4 on Map 2.17 of this Plan, the operation of self storage facility will be a permitted use, subject to a maximum gross floor area of 1858 sq. metres (20,000 sq. ft.) and Site Plan approval.</i></p>	<p>The existing self-storage use on the subject property has been permitted by this Special Policy Area. The conformity of the proposal to the Official Plan can be demonstrated by highlighting that a change of use is not requested, and the existing use is already permitted by the Official Plan. Furthermore, the storage business expansion will remain within the maximum permitted area of 1858 sq.m., keeping it in conformity with this site-specific policy of the Official Plan.</p> <p>Furthermore, the expansion represents a reasonable request to the Township as the subject property currently hosts a large amount of vacant, underutilized space.</p> <p>The attached Site Plan demonstrates that screening from Spragues Road can be implemented to maintain the rural fabric of the surrounding context.</p> <p>The Stormwater Management Report and Plan (Supporting Document 1) also detail the measures included as part of this proposal, including the allocation of a stormwater management area at the front of the subject property. Further details can be found in the aforementioned attachments.</p>

Through the above analysis, it is demonstrated that this application is in conformity with the policies of the Official Plan, demonstrating good planning by the Township. The proposed development maintains the current permitted use within the maximum permitted area, and takes advantage of an underutilized lot.

4.5 Township of North Dumfries Zoning By-Law 30-1999 (2018)

Zoning Category:

- **Zone 2 – Rural Residential**
- **Site-Specific Zoning 20.1.206**

While the subject property's 'Zone 2 – Rural Residential' category does not allow for the operation of a self-storage business, Site-Specific Zoning provision 20.1.206 permits this use, subject to a number of criteria.

This proposal is seeking a Zoning By-law Amendment to amend the aforementioned Site-Specific Zoning provision permitting the operation of the existing self-storage facility on the subject property. The Site-Specific provision regulates the limits of the self-storage business, including its maximum permitted area, minimum setbacks and other criteria. This application is requesting relief from a number of these criteria, which are listed below:

- The amendment of required site-specific setbacks to allow for the proposed development within the updated lot configuration.
- Amending the Site-Specific provision regulating the subject lands to permit outdoor storage on the property.
- Amending the overall area to which the site-specific provision applies to reflect the current property lines.

The analysis of the aforementioned Site-Specific provision is shown in the table below:

Zoning By-law Site-Specific Provision	Justification
<p>20.1.206</p> <p><i>Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A' – Section 20.1.206 of this By-law may be rezoned as Zone 2 – Z.2 Residential and may be used for the following specific uses in addition to those uses permitted in Zone 2 – Z.2 Residential within which the parcel lies:</i></p> <p><i>a) self-storage facility</i></p>	<p>The existing self-storage use on the subject property has been permitted by this Site-Specific Zoning Provision. The conformity of the proposal to the Zoning By-law can be demonstrated in that a change of use is not requested, and the existing use is already permitted by the Zoning By-law. Rather, this application is seeking amendments to the following criteria within this policy.</p> <p>This proposal seeks to amend the area of operations, labelled the "shaded area" within</p>

<p><i>b) uses accessory to the foregoing permitted uses including off-street parking area subject to the following:</i></p> <p><i>i) Any additions, extensions or enlargements of the said existing buildings or additional buildings shall be permitted only within the shaded area in Part 1 as shown on the map forming Schedule 'A', Section 20.1.206 of this By-law;</i></p> <p><i>ii) Within the shaded area, all proposed buildings shall be setback 45 metres(148 feet) from the front lot line defining the area of operation, 11.6 metres (38.0 feet) from the side lot line and 7.56 metres (24.6 feet) from the rear lot line;</i></p> <p><i>iii) A maximum of 1858 square metres(20,000 square feet) of gross floor area may be accommodated in existing and proposed buildings within the building envelope of the shaded area of operation as shown on the map forming Schedule 'A', Section 20.1.206 of this By-law;</i></p> <p><i>iv) Gross Floor Area is defined for the purpose of this by-law as the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor;</i></p> <p><i>v) A self-storage facility is defined for the purpose of this by-law as a facility which offers multiple small-scale, individually secured, units for the storage of goods other than hazardous materials, under a unified development, for monthly rental to the public, each of which is accessible only</i></p>	<p>Part 1 of Schedule A of the Township Zoning By-law. This amendment to the area is requested to reflect the current lot layout of the subject property.</p> <p>It is also requested that the minimum permitted setbacks be amended to reflect the proposed development layout and current lot fabric. This includes the following amendments:</p> <ul style="list-style-type: none"> • Required front yard setback to be revised from 45 metres (148 feet) to 15 metres (49.3 feet). • Required side yard setback to be revised from 11.6 metres (38 feet) to 9.6 metres (31.5 feet). <p>These revised setbacks will allow the proposed development to be constructed as shown on the attached Site Plan. This layout conforms to the maximum gross floor area provision of this policy.</p> <p>This application requests the permittance of outdoor storage on the subject property as part of this proposal. The outdoor storage area is shown in the north-east corner of the subject property.</p> <p>As mentioned in Section 4.4 of this report, this expansion can occur without negatively affecting the rural landscape of the subject property or stormwater management capabilities. The attached Site Plan and Stormwater Management Plan demonstrate this.</p> <p>As the permitted use is not being altered through this application, and the proposed development conforms with the maximum gross floor area provision of this policy, this application conforms to the spirit of the Zoning By-law.</p>
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<p><i>by the tenant of the individual unit. Under this definition, a self-storage facility shall not include the provision of any outside storage.</i></p> <p><i>The lands illustrated as Part 2 on the map forming Schedule 'A' – Section 20.1.206 of this Bylaw may be used for those uses permitted in Zone 1-Z.1.</i></p> <p><i>The lands illustrated as Part 3 on the map forming Schedule 'A' – Section 20.1.206 of this Bylaw may be used for those uses permitted in Zone 12-Z.12.</i></p>	
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The proposed amended Site-Specific Provision text is included in this report as Attachment 8.

The amendment to Site-Specific Provision 20.1.206 represents good planning for the Township, as it maintains an already-permitted use in accordance with the Zoning By-law. This amendment also maximizes the utility of an under-utilized property without negatively affecting the rural landscape of the surrounding context, or stormwater management capabilities on site.

5.0 Supporting Documents

The required documents as identified through the Pre-Consultation process of this application, have been submitted as Appendices to this report.

5.1 Proposed Site Plan

Included as Attachment 1 is a Site Plan displaying the proposed development. The drawing shows the existing self-storage building, all proposed additional storage buildings, outdoor storage area, fire route, proposed parking, stormwater management area and screening of along Spragues Road.

5.2 Conceptual Lighting Plan

Attachment 2 to this report contains the Conceptual Lighting Plan. The drawing shows the location and type of all lights to be installed on the existing and proposed storage buildings.

5.3 Easement Plan

Included as Attachment 3, the Easement Plan shows all existing easements on the subject property, including the shared well access easement and the right of way access easement for the adjacent landowner. The Plan also shows the former hydro easement at the front (west) of the property, which has been removed through dialogue with GrandBridge Energy (see Attachment 10).

5.4 Existing Site Plan

The Existing Site Plan, which is already currently approved, is included as Attachment 4 to this report. The Site Plan shows the existing building at the rear of the property, with an arrangement of external storage units shown.

5.5 Standard Unit Design Photographs

Included as Attachment 5 to this report are photographs of standard storage units that may be constructed on-site. This attachment is only intended to provide a precedent for the unit aesthetic, as the units constructed will adhere to the sizing and measurements outlined on the attached Site Plan.

5.6 Township Official Plan Special Policy Area 2.9.2.16.4 Text

The subject property is located within Special Policy Area 2.9.2.16.4 of the Township of North Dumfries Official Plan (Attachment 6), which permits the operation of a self-storage facility as an exception to the underlying Settlement Residential and Ancillary designation. In accordance with this policy, a self-storage use is permitted up to a maximum gross floor area of 1,858 square metres (20,000 square feet),

subject to Site Plan approval. The proposed development is in conformity with this policy of the Official Plan.

5.7 Zoning By-law Site Specific Provision 20.1.206 Text

The subject property is subject to Site-Specific Zoning Provision 20.1.206 (Attachment 7), which permits the operation of a self-storage facility in addition to the standard Zone 2 – Z.2 Residential uses applicable to the lands designated as Part 1 on Schedule ‘A’ of the Zoning By-law. The zoning provision permits accessory uses such as off-street parking and establishes minimum setback and maximum gross floor area criteria for any existing or proposed buildings. The total maximum permitted gross floor area for the self-storage use is 1,858 square metres (20,000 square feet). The remainder of the property, designated as Part 2 and Part 3 on the zoning schedule, is subject to the permitted uses of Zone 1 – Z.1 and Zone 12 – Z.12, respectively.

5.8 Proposed Zoning By-law Site-Specific Provision Text

The amended Site-Specific Zoning provision 20.1.206 text is included as Attachment 8 to this report. The proposed text shows revised required setbacks as detailed in Section 4.6. It also contains permission for outdoor storage and amends the area of operation of the existing business to reflect the current lot layout.

5.9 Stormwater Management Report

The Stormwater Management (SWM) Report for the proposed development at 2495 Spragues Road outlines the strategies to manage stormwater runoff for the expansion of the self-storage business. The report proposes a SWM pond with orifice-controlled discharge to manage runoff from both on-site and external drainage areas. The site will feature new storm sewers and catch basins to direct runoff to the SWM pond, which has been designed to handle storm events up to the 100-year level, ensuring reduced peak flows to the existing road ditch compared to current conditions. The report also highlights maintenance protocols for the SWM components and confirms that the proposed measures comply with local quantity control criteria to mitigate potential hydrological impacts on surrounding areas.

5.10 Engineering Plans

The Engineering Plans (Supporting Document 2) for the proposed development at 2495 Spragues Road were prepared by K. Smart Associates Limited. They include comprehensive layouts addressing existing site conditions, servicing, grading, and erosion and sedimentation control. The Servicing Plan details the placement and specifications for stormwater, sanitary, and watermain systems. The Grading Plan highlights shows elevations and surface flow. The Erosion and Sediment Control Plan outlines erosion control measures to mitigate sediment displacement, including the use of silt fencing, mud mats, and silt

sacks. Collectively, these plans aim to support the expanded self-storage facility while maintaining environmental integrity and infrastructure compliance.

5.11 Geotechnical Investigation Report

A Geotechnical Investigation Report was prepared by LVM Incorporated at the time of the original site plan approvals process, and is included as Supporting Document 3. It explores the subsurface soil and groundwater conditions on site. Specific considerations of the investigation include site grading, excavations, building foundations and floor slabs, and stormwater infiltration.

5.12 Stage 1-2 Archaeological Assessment

The Stage 1-2 Archaeological Assessment (Supporting Document 4) conducted at 2495 Spragues Road by Detritus Consulting identified moderate to high potential for archaeological resources due to the property's proximity to historical water sources and settlement areas. However, after a detailed field survey, only one artifact—a thinning flake made from Onondaga chert—was documented in the central field. This isolated find, interpreted as a pre-contact Aboriginal activity of unknown function, did not meet the criteria for further assessment. Consequently, no additional archaeological investigations are required, and the Detritus Consulting report has been entered into the Ontario Public Registry of Archaeological Reports. A copy of the Ministry of Citizenship and Multiculturalism Review Letter dated March 20, 2025 is provided as Attachment 9.

5.13 Hydro Easement Transfer Release and Abandonment

A historic hydro easement located at the front (west) portion of the subject property was formally released through a legal Transfer Release and Abandonment document (Attachment 10), which is registered as Instrument No. WR1628551 on April 11, 2025. The document confirms that GrandBridge Energy has released and abandoned its interest in the easement affecting Parts 4 and 9 on Plan 58R-20525. This release was executed through legal counsel and eliminates any encumbrance related to the previous hydro infrastructure.

6.0 Conclusions

The applicant, through K. Smart Associates Limited, has completed the required study of all planning associated matters with the Zoning By-Law Amendment and related documents. It is our request that the application be processed for approval in a timely manner.

We trust that we have met all of the requirements as identified through the Pre-Submission Consultation process. In our opinion, a complete application package has been assembled and municipal staff will be able to move forward with the processing of the Zoning By-Law Amendment application.

All of which is respectfully submitted:

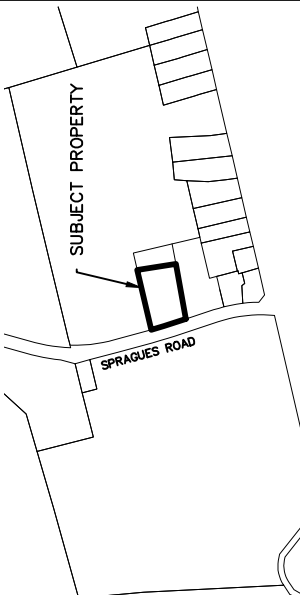
Prepared by:

Zaid Kashef AlGhetaa, BES
K. Smart Associates Limited

Reviewed by:

Steven Jefferson, MCIP, RPP
K. Smart Associates Limited

KEY MAP



LEGEND

- EXISTING BUILDING
- ADMIN AREA
- GRASSED AREA

OUTSIDE OF GRASSED AREA, ASPHALT SHALL MAKE UP THE REMAINDER OF THE SURFACE AREA ON SITE. EXACT LIMITS OF ASPHALT TO BE REFINED AT SITE PLAN STAGE.

ZONING MATRIX

ZONING MATRIX		
ZONING PROVISION	REQUIRED	PROVIDED
LOT AREA (MIN)	0.8 ha	583 sq.m.
LOT WIDTH (MIN)	60m	72.7m
BUILDING HEIGHT (MAX)	10.5m	9.6m
SIDE YARD (MIN)	11.6m	8.9m
REAR YARD (MIN)	7.5m	1855.74 sq.m.

REVISIONS

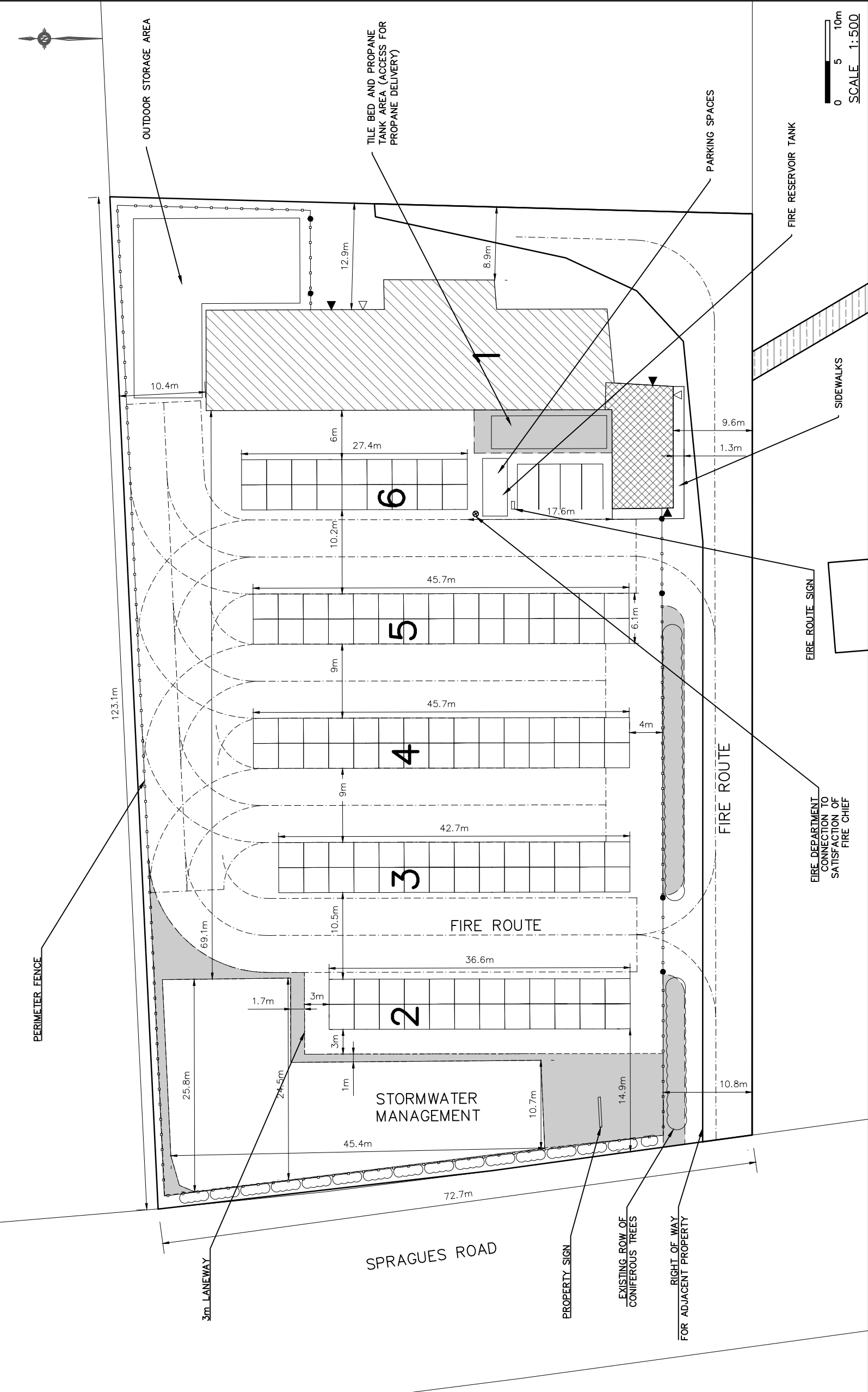
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1	ZK	CLIENT FEEDBACK	27.6.2024
2	ZK	SWM CHANGES	12.8.2024
3	ZK	OUTDOOR STORAGE	26.9.2024
4	ZK	MISC. EDITS	08.11.2024

JOB NUMBER	22-304	DATE	13 JUNE 2024	FIGURE	1
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SELF STORAGE UNITS
SITE PLAN

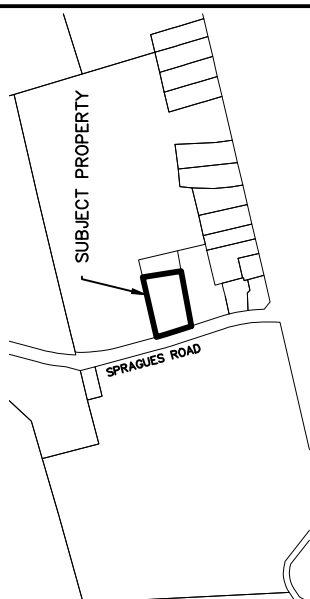
2495 SPRAGUES ROAD
TOWNSHIP OF NORTH DUMFRIES
PART LOTS 24 & 25, CONCESSION 7

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER
SUDBURY

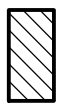


STORMWATER MANAGEMENT AREA = 757.8 sq.m.

STORAGE BUILDING AREAS	
BUILDING NUMBER	AREA (SQ M)
1	648.04
2	222.96
3	260.12
4	278.70
5	278.70
6	167.22
TOTAL	1855.74



LEGEND



EXISTING BUILDING



ADMIN AREA



GRASSED AREA

OUTSIDE OF GRASSED AREA, ASPHALT SHALL MAKE UP THE REMAINDER OF THE SURFACE AREA ON SITE. EXACT LIMITS OF ASPHALT TO BE REFINED AT SITE PLAN STAGE.

- = LIGHT POLES
- ◐ = WALL MOUNT LIGHTING
- = MOTION SENSOR LIGHTS

REVISIONS		
NO.	REVISED BY:	REASON:
		DATE:

JOB NUMBER	DATE	FIGURE
22-304	2 DEC. 2024	2

SELF STORAGE UNITS LIGHTING PLAN

2495 SPRAGUES ROAD

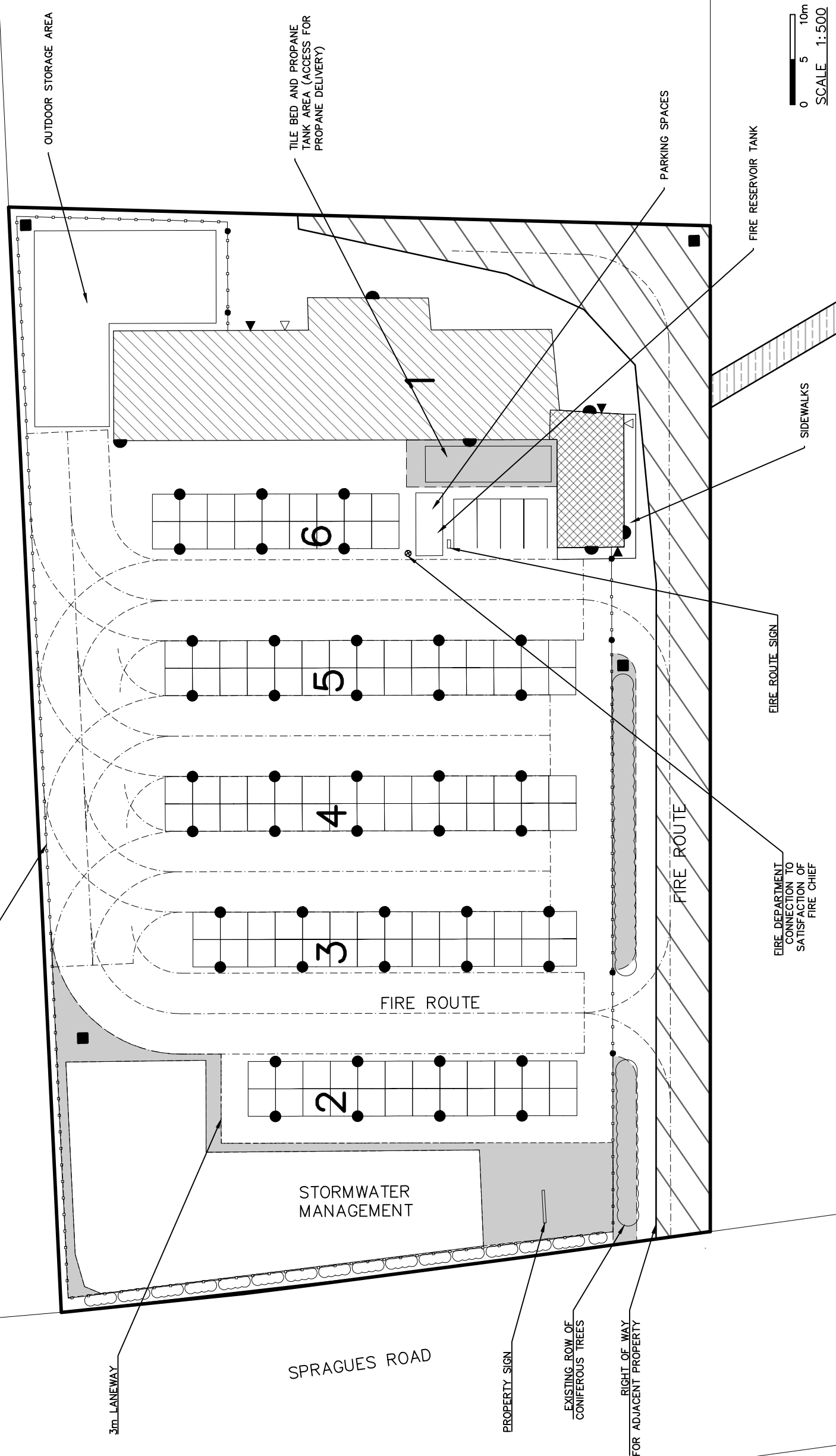
TOWNSHIP OF NORTH DUMFRIES

PART LOTS 24 & 25, CONCESSION 7

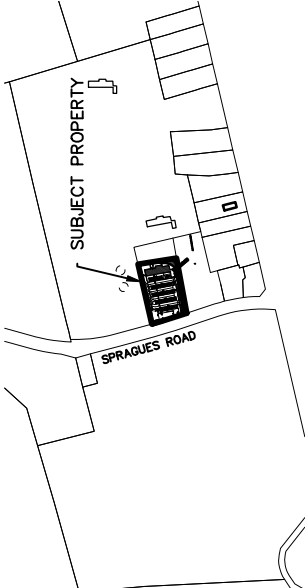


K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS

KITCHENER
SUDBURY



KEY MAP



LEGEND

- EXISTING BUILDING
- ADMIN AREA
- GRASSED AREA

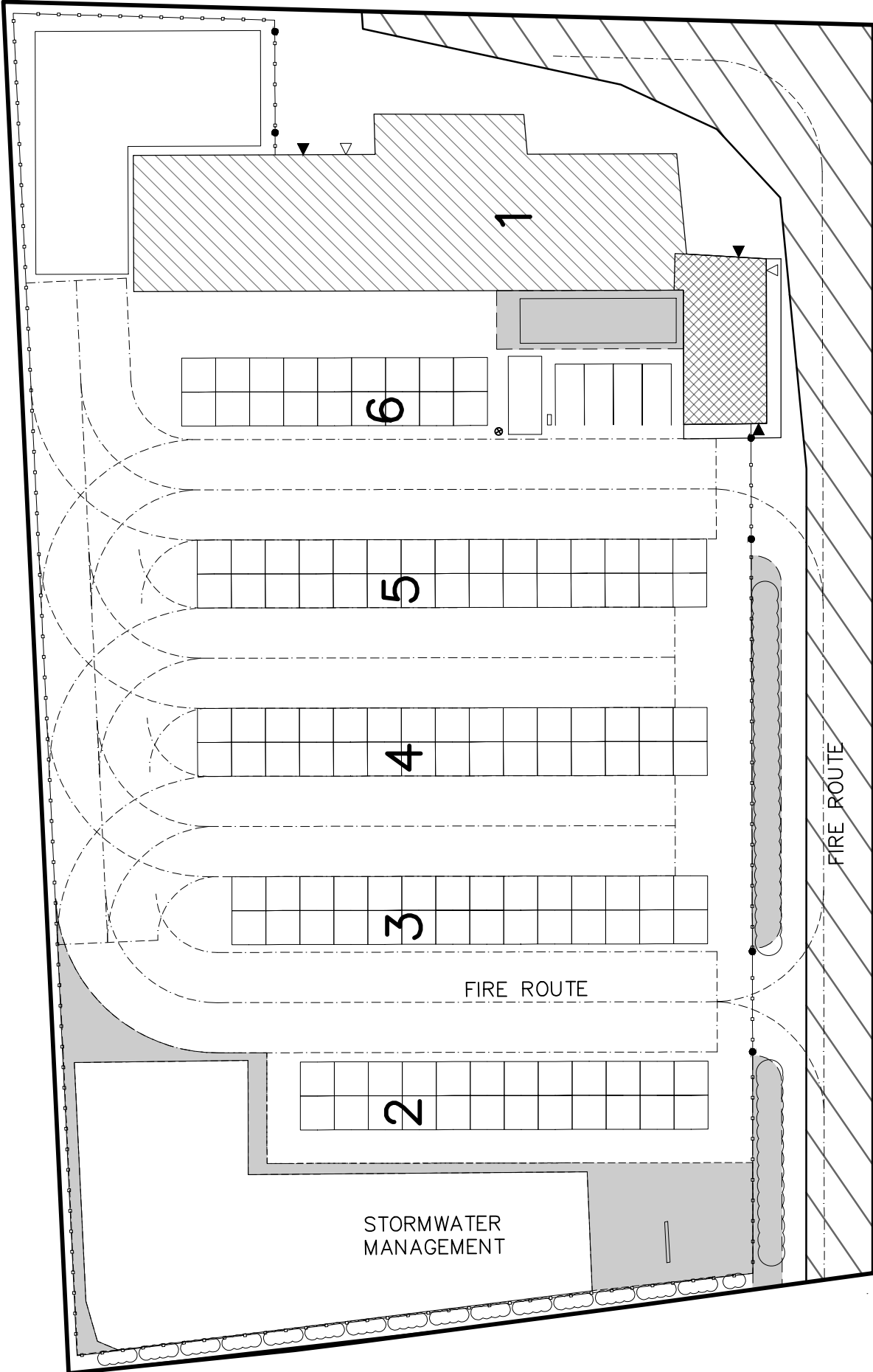
OUTSIDE OF GRASSED AREA, ASPHALT SHALL MAKE UP THE REMAINDER OF THE SURFACE AREA ON SITE. EXACT LIMITS OF ASPHALT TO BE REFINED AT SITE PLAN STAGE.

REVISIONS	
NO.	REVISD BY:
	REASON:
	DATE:

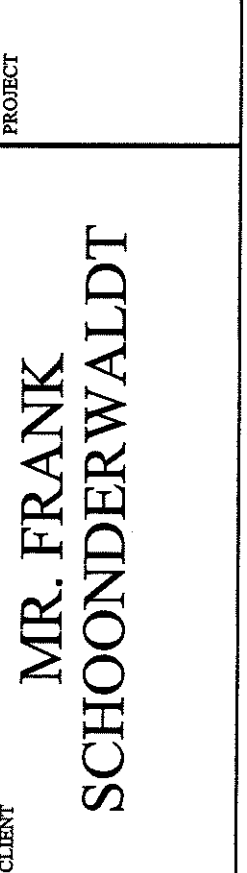
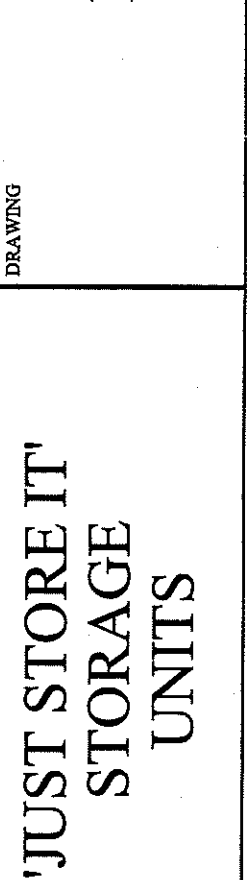
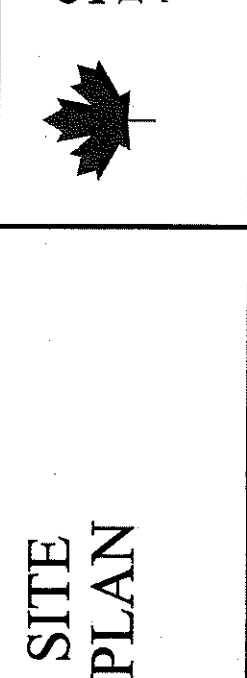
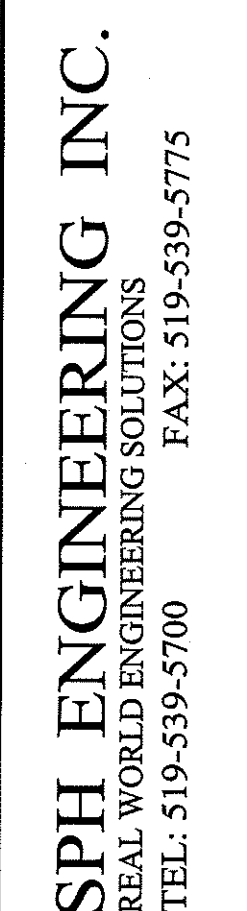
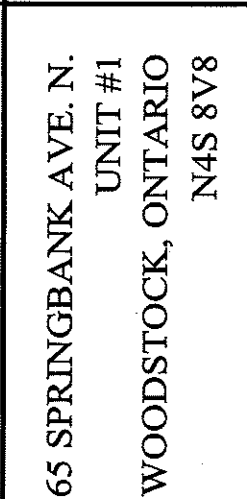
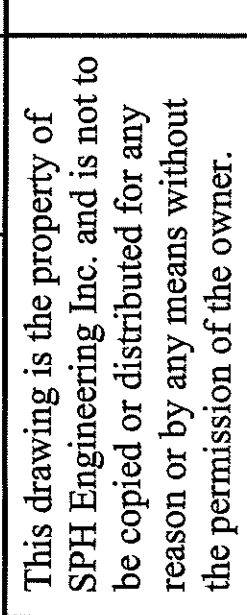
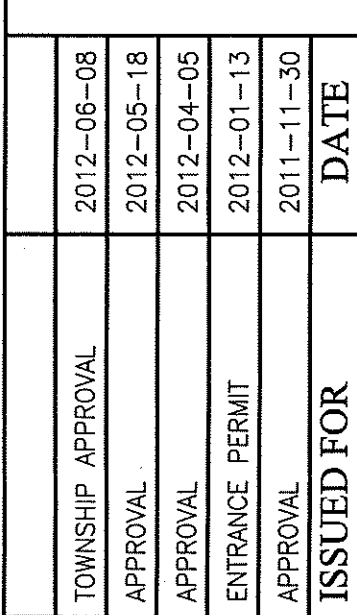
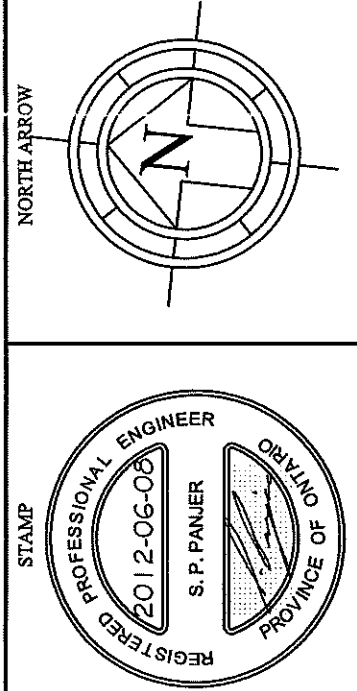
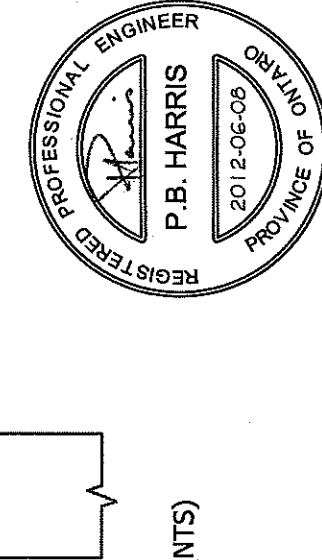
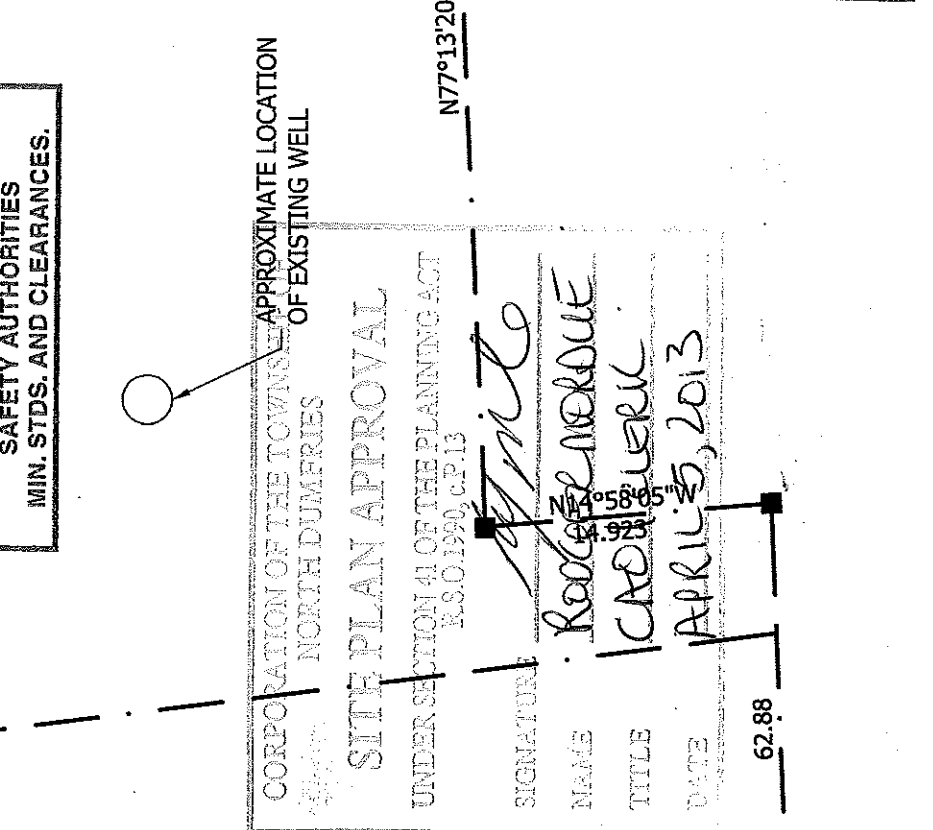
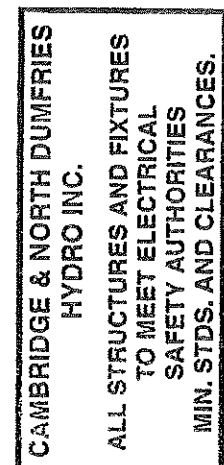
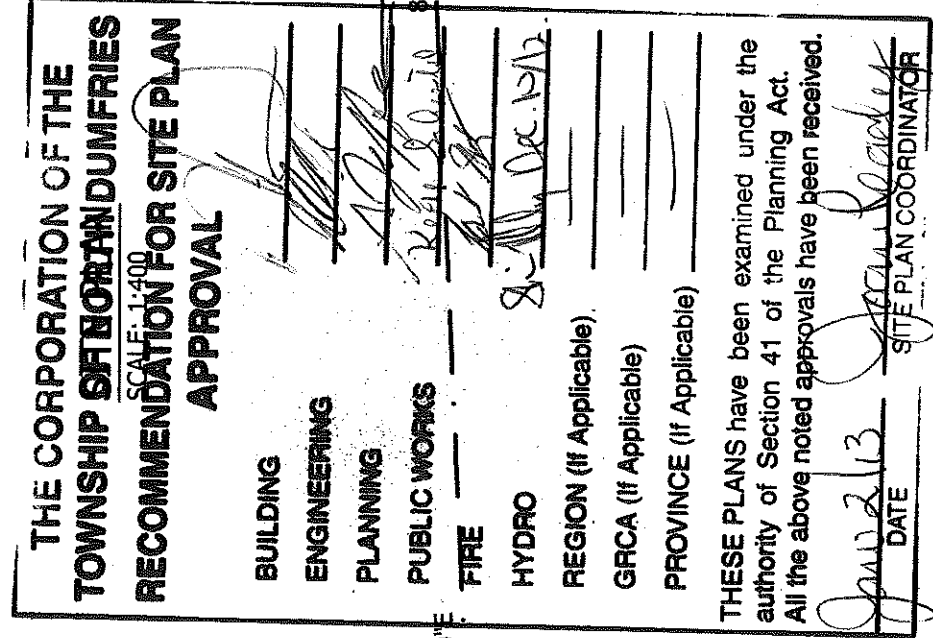
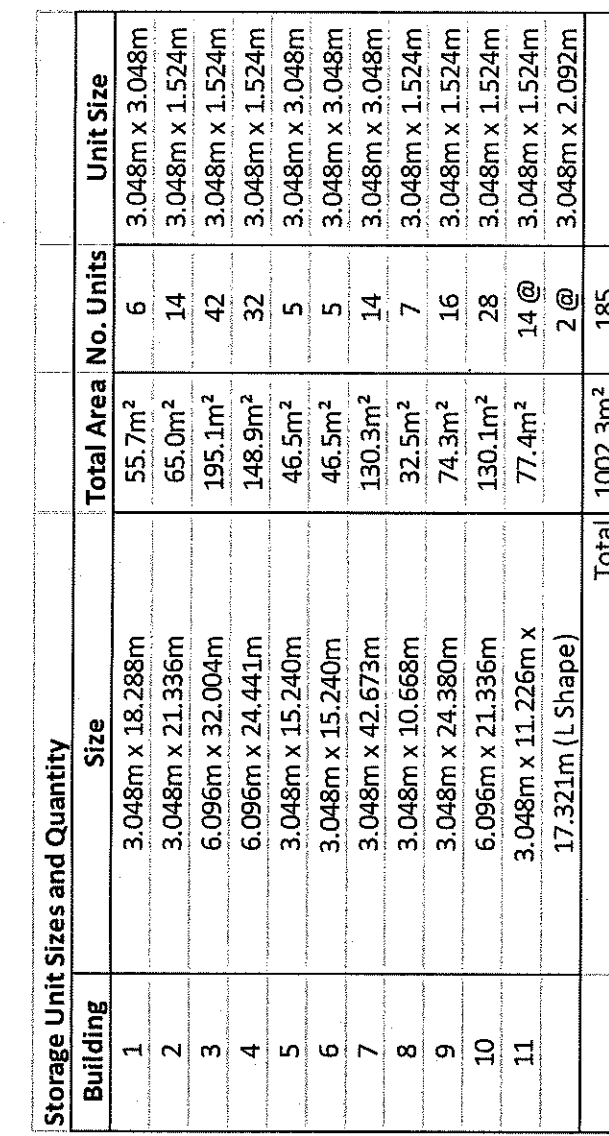
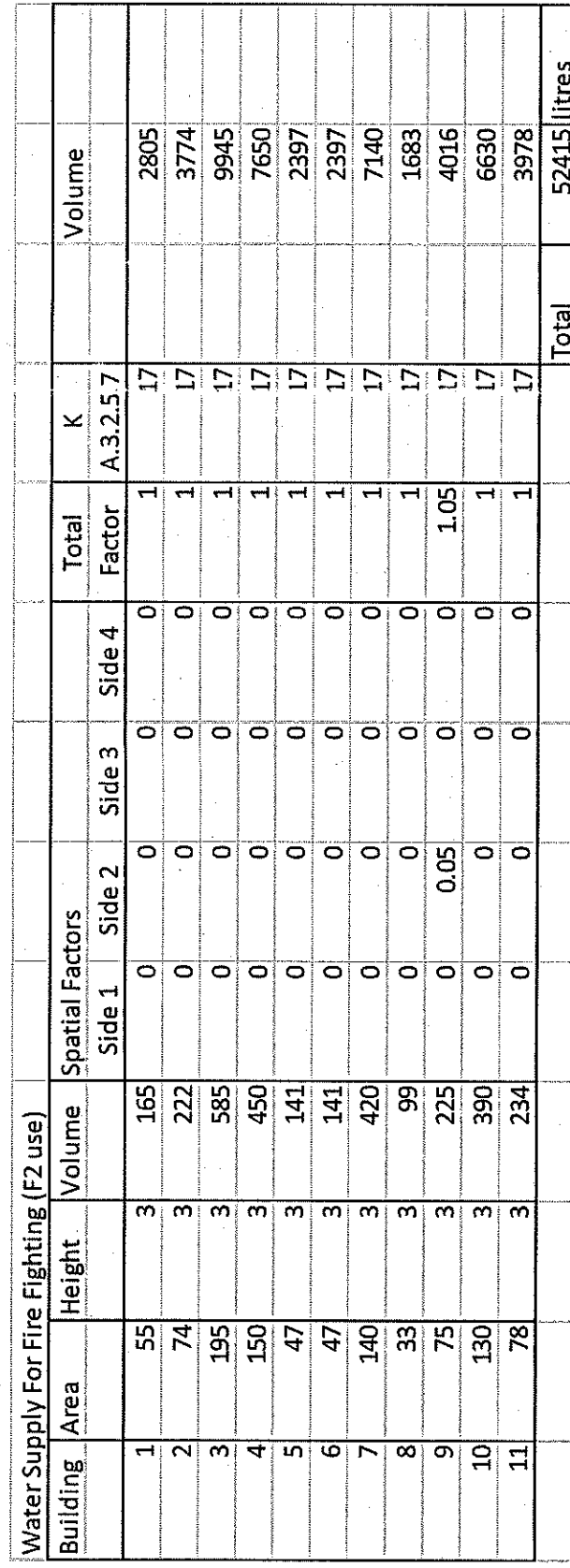
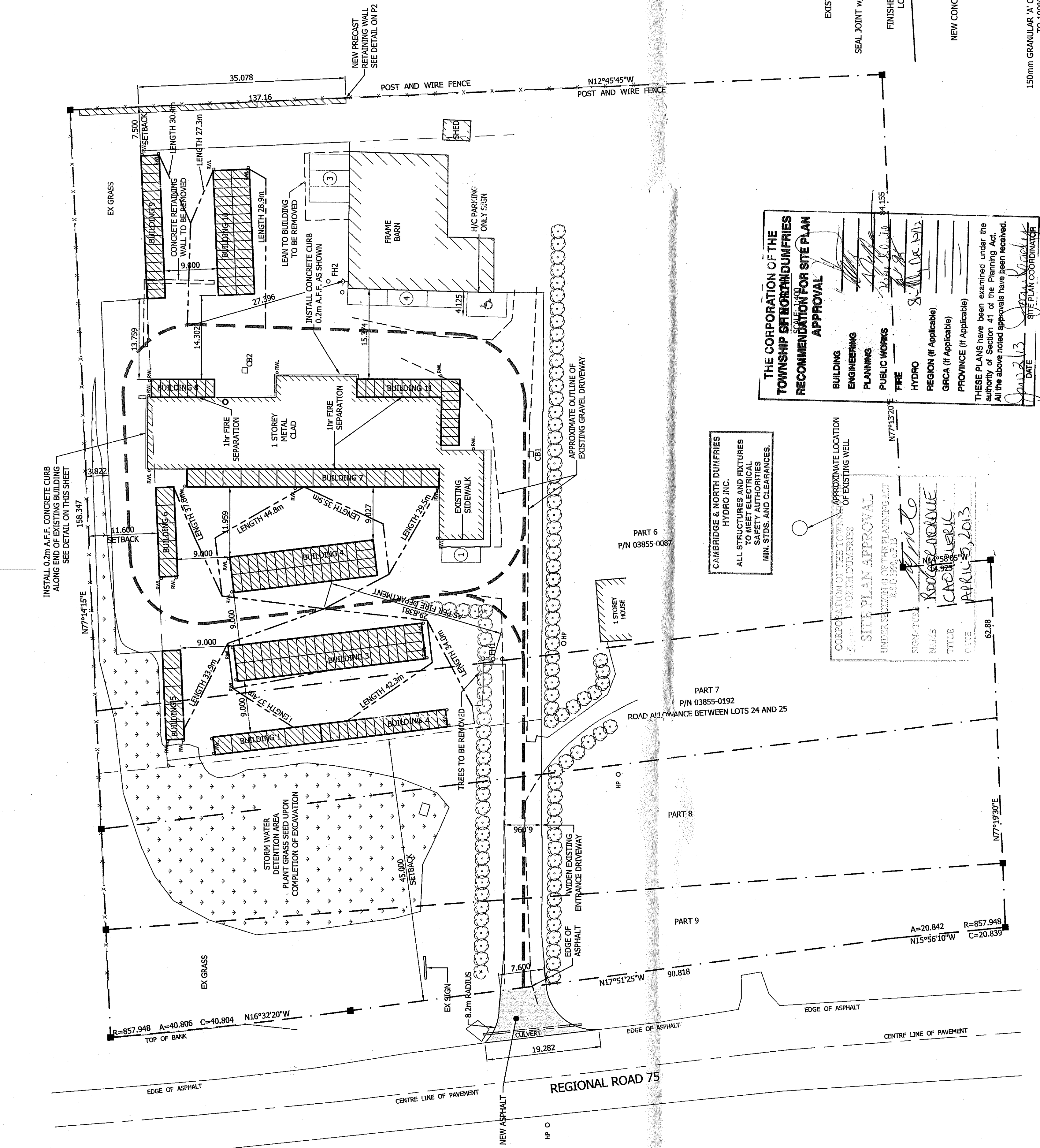
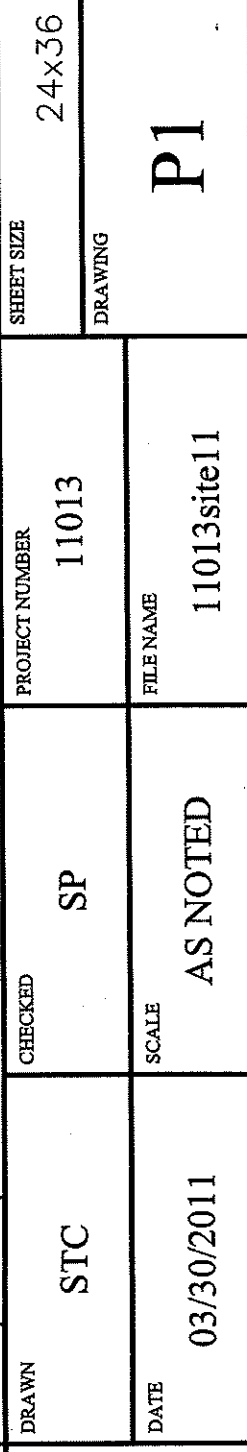
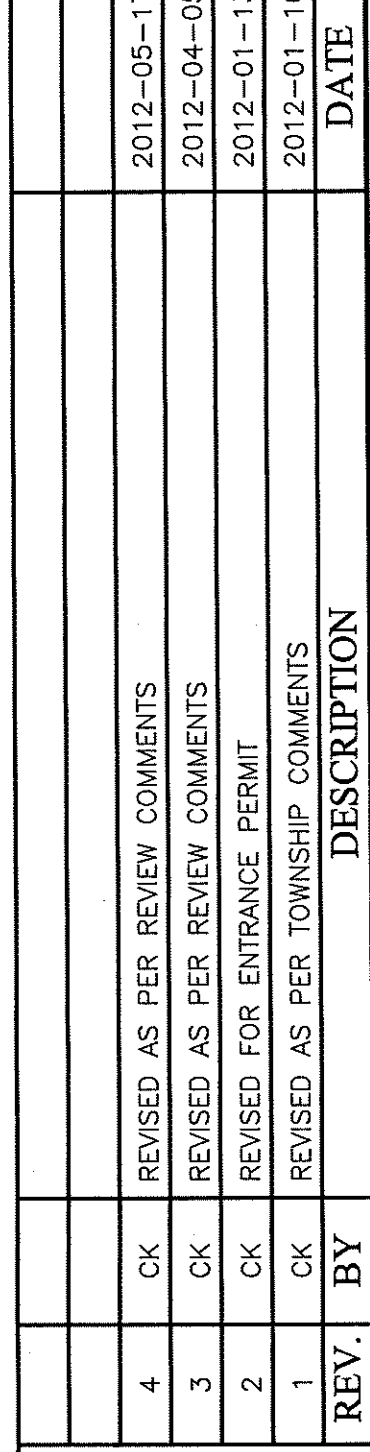
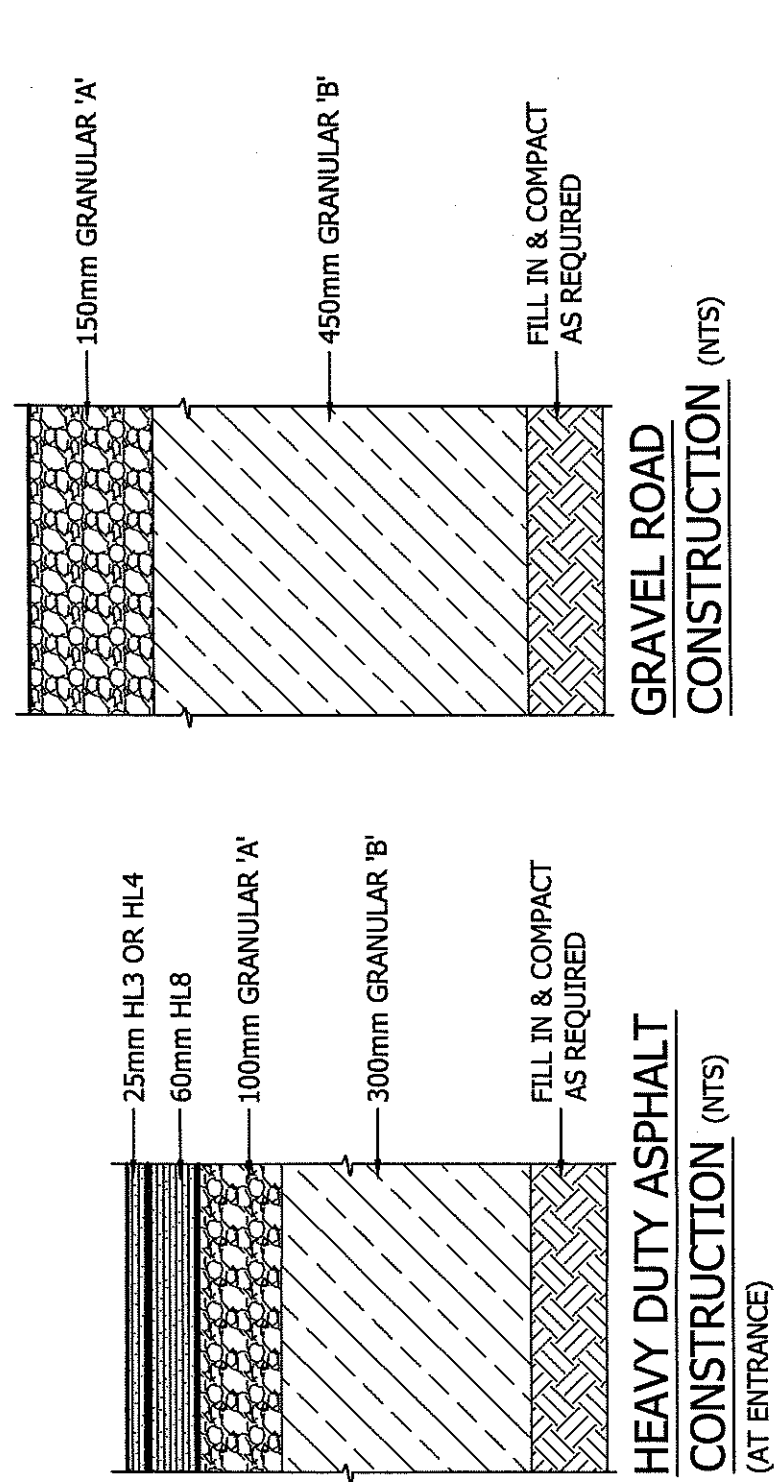
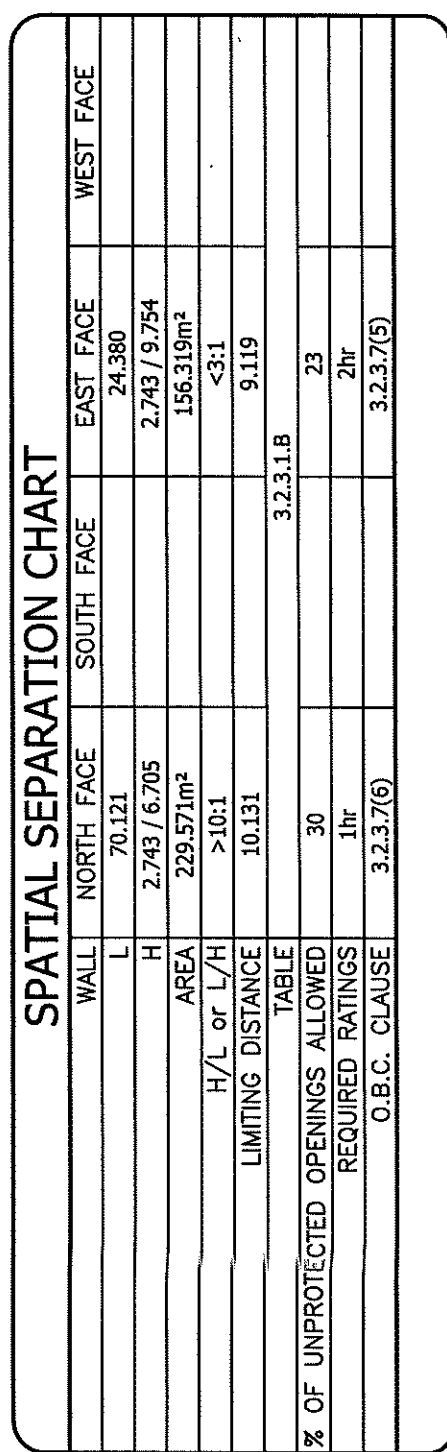
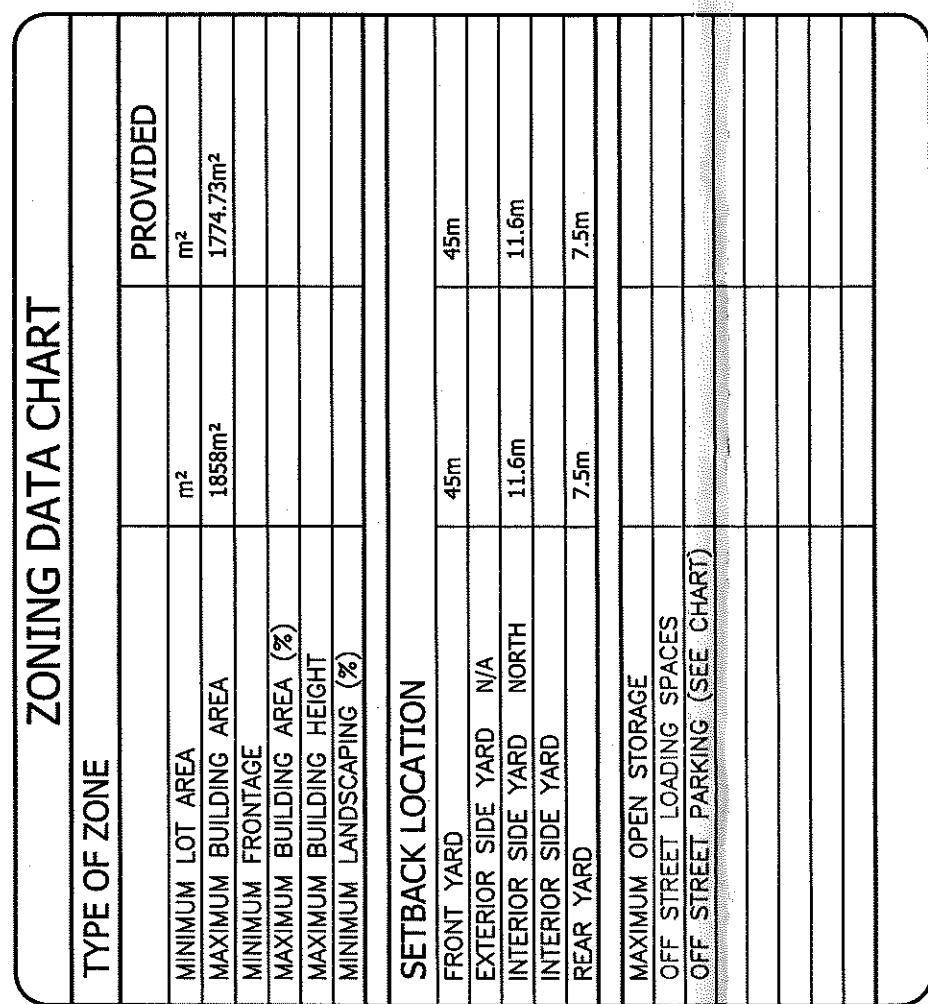
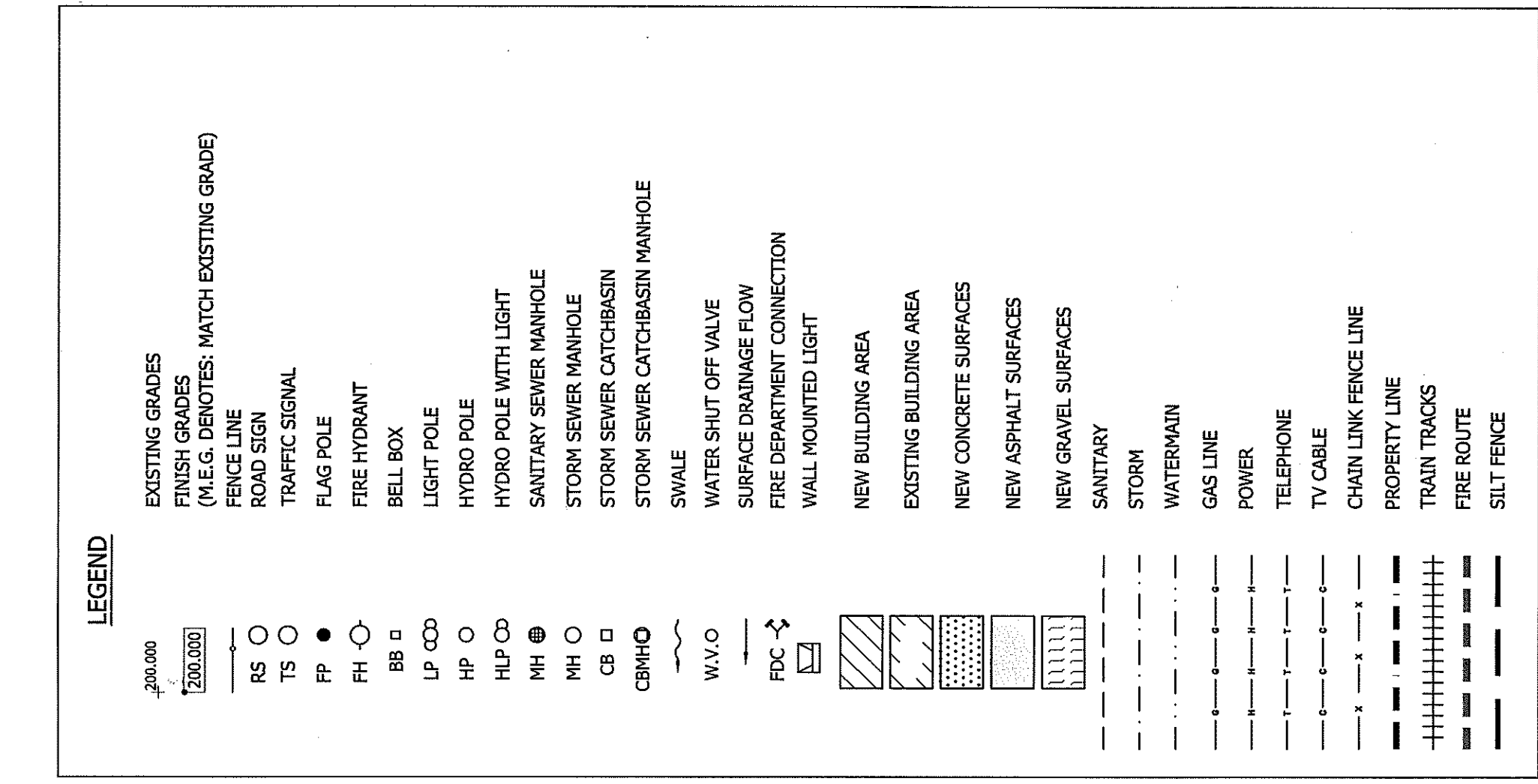
JOB NUMBER	DATE	FIGURE
22-304	2 DEC. 2024	3

SELF STORAGE UNITS
EASEMENT PLAN

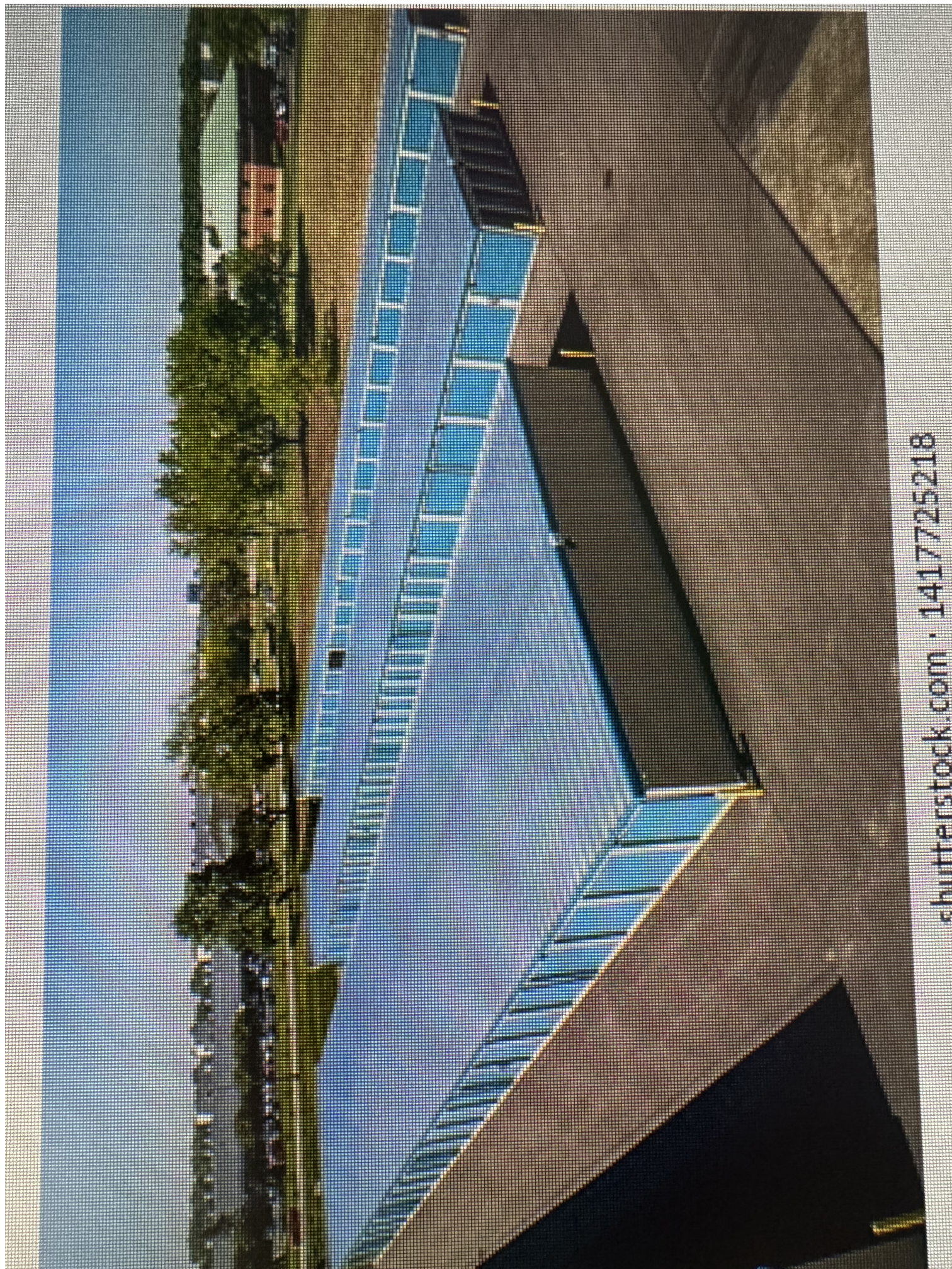
2495 SPRAGUES ROAD
TOWNSHIP OF NORTH DUMFRIES
PART LOTS 24 & 25, CONCESSION 7



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North Dumfries Official Plan

conform to the policies of this Plan.

2.9.2.16 Parker Settlement Area

2.9.2.16.1 The Parker Settlement Area is designated as illustrated on Map 2.17 of this Plan.

2.9.2.16.2 Consideration of any expansion to the Parker Settlement Area will be restricted to the lands located on the north side of Township Road 5, immediately east of the *existing settlement* area boundary. Any such expansion will be subject to all the applicable policies of this Plan.

2.9.2.16.3 Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.9.2.16.3 on Map 2.17 of this Plan, development of these lands will be restricted to a maximum of twenty-five (25) mobile homes and will be subject to Site Plan approval.

2.9.2.16.4 Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.9.2.16.4 on Map 2.17 of this Plan, the operation of self storage facility will be a permitted use, subject to a maximum gross floor area of 1858 sq. metres (20,000 sq. ft.) and Site Plan approval.

2.9.2.17 Plumtree Settlement Area

2.9.2.17.1 The Plumtree Settlement Area is designated as illustrated on Map 2.18 of this Plan.

2.9.2.17.2 No expansions to the Plumtree Settlement Area will be permitted.

2.9.2.18 Ranchlands Settlement Area

2.9.2.18.1 The Ranchlands Settlement Area is designated as illustrated on Map 2.19 of this Plan.

2.9.2.18.2 No expansions to the Ranchlands Settlement Area will be permitted.

2.9.2.19 Reidsville Settlement Area

2.9.2.19.1 The Reidsville Settlement Area is designated as illustrated on Map 2.20 of this Plan.

2.9.2.19.2 No expansions to the Reidsville Settlement Area will be permitted.

2.9.2.20 Riverview Settlement Area

2.9.2.20.1 The Riverview Settlement Area is designated as illustrated on Map 2.21 of this Plan.

2.9.2.20.2 No expansions to the Riverview Settlement Area will be permitted.

2.9.2.21 Roseville Settlement Area

2.9.2.21.1 The Roseville Settlement Area is designated as illustrated on Map 2.22 of this Plan.

in effect for a period of time not to exceed three (3) years from the effective date of the By-law. Council may grant further periods of time during which the temporary use is authorized.

- ii) That the construction or erection of any permanent structures or buildings on the subject lands be prohibited.

20.1.205 Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A' - Section 20.1.205 of this By-law may have a minimum lot area of 1.9 hectares, a minimum lot frontage of 111.9 metres and within which the parcel lies:

- a) Lands illustrated as hatching on the map forming Schedule 'A' – Section 20.1.205 of this By-law may be used for those uses permitted in Zone 12-Z.12.

The lands illustrated as Part 2 on the map forming Schedule 'A' – Section 20.1.205 of this By-law shall have a minimum lot area of 32.7 hectares.

20.1.206 (By-law No. 2129-05 DELETED AND REPLACED SECTION 20.1.206 a) and b) ONLY as it relates to Part 1 on Schedule 'A' with NEW Section 20.1.206, as follows):

Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A' – Section 20.1.206 of this By-law may be rezoned as Zone 2 – Z.2 Residential and may be used for the following specific uses in addition to those uses permitted in Zone 2 – Z.2 Residential within which the parcel lies:

- a) self-storage facility
- b) uses accessory to the foregoing permitted uses including off-street parking area

subject to the following:

- i) Any additions, extensions or enlargements of the said existing buildings or additional buildings shall be permitted only within the shaded area in Part 1 as shown on the map forming Schedule 'A', Section 20.1.206 of this By-law;
- ii) Within the shaded area, all proposed buildings shall be setback 45 metres (148 feet) from the front lot line defining the area of operation, 11.6 metres (38.0 feet) from the side lot line and 7.56 metres (24.6 feet) from the rear lot line;
- iii) A maximum of 1858 square metres (20,000 square feet) of gross floor area may be accommodated in existing and proposed buildings within the building envelope of the shaded area of operation as shown on the map forming Schedule 'A', Section 20.1.206 of this By-law;
- iv) Gross Floor Area is defined for the purpose of this by-law as the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor;
- v) A self-storage facility is defined for the purpose of this by-law as a facility which offers multiple small-scale, individually secured, units for the storage of goods other than hazardous materials, under a unified development, for monthly rental to the public, each of which is accessible only by the tenant of the individual unit. Under this definition, a self-storage facility shall not include the provision of any outside storage.

The lands illustrated as Part 2 on the map forming Schedule 'A' – Section 20.1.206 of this By-law may be used for those uses permitted in Zone 1-Z.1.

The lands illustrated as Part 3 on the map forming Schedule 'A' – Section 20.1.206 of this By-law may be used for those uses permitted in Zone 12-Z.12.

20.1.207 * Pending

20.1.208 (DELETED AND REPLACED WITH EXEMPTION 20.1.240)

20.1.209 Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A' - Section 20.1.209 of this By-law may be used for the those uses permitted in Zone 2 – Z.2 with the following provisions:

- a) The parcels may have a minimum lot area of 0.70 hectare
- b) The parcels may have a minimum lot frontage of 45.0 metres

The lands illustrated as Part 2 on the map forming Schedule 'A' - Section 20.1.209 of this By-law may be used for the those uses permitted in Zone 1 – Z.1 and shall have a minimum lot area of not less than 29 hectares.

20.1.210 Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A' - Section 20.1.210 of this By-law may have a minimum lot area of 36 hectares and a minimum lot frontage of 83.0 metres.

The lands illustrated as Part 2 on the map forming Schedule 'A' – Section 20.1.210 of this By-law may have a minimum lot area of 1.0 hectares and a minimum lot frontage of 65.0 metres.

The lands illustrated as Part 3 on the map forming Schedule 'A' – Section 20.1.210 of this By-law may have a minimum lot area of 1.0 hectares and a minimum lot frontage of 61.0 metres.

The lands illustrated as Part 4 on the map forming Schedule 'A' – Section 20.1.210 of this By-law may have a minimum lot area of 1.0 hectares and a minimum lot frontage of 99.0 metres.

20.1.211 Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on the map forming Schedule 'A' - Section 20.1.211 of this By-law shall have a minimum lot area of 2.2 hectares, a minimum lot frontage of 100.0 metres, and a minimum building setback of 24 metres. The northern side yard setback shall be 45.0 metres as illustrated on Schedule 'A'.

The lands illustrated as Part 2 on the map forming Schedule 'A' – Section 20.1.211 of this By-law shall have a minimum lot area of 1.6 hectares, a minimum lot frontage of 75.0 metres, and a minimum building setback of 24 metres.

The lands illustrated as Part 3 on the map forming Schedule 'A' – Section 20.1.211 of this By-law shall have a minimum lot area of 6.0 hectares.

- a) The hatched area, representing a pond and buffer zone, shall be identified as Zone 12 as illustrated on Schedule 'A'.

20.1.212 Pending *

20.1.213 Notwithstanding any other provisions of this By-law, the lands illustrated as Part 1 on Schedule 'A' to this by-law shall be rezoned from Zone 1 - Z.1 (Agricultural) to Zone 9 - Z.9 (Industrial) and shall also permit a free standing office building, and

The lands illustrated as Part 2 on Schedule 'A' to this by-law shall be rezoned from Zone 1 - Z.1

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NUMBER 689-83

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

Arising from Application No. XXX (Self-Storage Business)

WHEREAS the Council of the Corporation of the Township of North Dumfries (the “Township”) under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13 deems it desirable to further amend said By-law Number 689-83.

NOW THEREFORE, Township Council ENACTS AS FOLLOWS:

1. That Section 2 – Definitions of By-law Number 689-83 is hereby amended to add the listed definitions for the following uses outlines in this provision:

“20.1.206 By-law No. 2129-05 DELETED AND REPLACED SECTION 201.1.206
a), b) and c)

Notwithstanding any other provisions of this By-law, the lands illustrated as XXXXXXX – Section 20.1.206 of this By-law may be rezoned as Zone 2 – Z.2 Residential and may be used for the following uses in addition to those permitted in Zone 2 – Z.2 Residential within the parcel lies;

- a) Self-storage facility
- b) Uses accessory to the foregoing permitted uses, including outdoor storage and off-street parking area

Subject to the following:

- i. All proposed buildings shall be set back 15 metres (49.3 feet) from the front lot line, 9.6 metres (31.5 feet) from the side lot line and 6.2 metres (20.4 feet) from the rear lot line;
- ii. A maximum of 1858 square metres (20,000 square feet) of gross floor area may be accommodated in existing and proposed buildings on the subject property.
- iii. Gross Floor Area is defined for the purpose of this by-law as the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces

of the exterior walls of the building or structure at the level of each floor;

- iv. A self-storage facility is defined for the purpose of this by-law as a facility which offers multiple small-scale, individually secured, units for the storage of goods other than hazardous materials, under a unified development, for monthly rental to the public, each of which is accessible only by the tenant of the individual unit.

READ a first and second time in the Council Chambers of the Township of North Dumfries this _____ day of _____, 2025.

Mayor

Clerk

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

Mayor

Clerk

Ministry of Citizenship and Multiculturalism (MCM)

Archaeology Program Unit
Heritage Branch
Citizenship, Inclusion and Heritage Division
5th Floor, 400 University Ave.
Toronto ON M7A 2R9
Tel.: (613) 852-7942
Email: Stephen.Jarrett@Ontario.ca

Ministère des Affaires civiques et du Multiculturalisme (MCM)

Unité des programme d'archéologie
Direction du patrimoine
Division de la citoyenneté, de l'inclusion et du patrimoine
5e étage, 400 ave. University
Toronto ON M7A 2R9
Tél. : (613) 852-7942
Email: Stephen.Jarrett@Ontario.ca



Mar 20, 2025

Walter Frank McCall (P389)
Detritus Consulting
196 Westheights Kitchener ON N2N 1J9

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 1-2 Archaeological Assessment 2495 Spragues Road, North Dumfries Part of Lots 24 and 25, Concession 7 and Road Allowance between Lots 24 and 25, Geographic Township of North Dumfries, Historical County of Waterloo now the Regional Municipality of Waterloo, Ontario ", Dated Mar 10, 2025, Filed with MCM on Mar 14, 2025, MCM Project Information Form Number P389-0691-2024, MCM File Number 0021180

Dear Walter Frank McCall (P389):

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Figure 3 of the above titled report and recommends the following:

Given that the Stage 2 survey did not identify any archaeological sites requiring further assessment, it is recommended that no further archaeological assessment is required for the Study Area.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Stephen Jarrett
Archaeology Review Officer

cc. Archaeology Licensing Officer
Jeremy Hohl, Shear Metal Products
Brenna MacKinnon, Region of Waterloo

¹ *In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.*

Properties

PIN	03855 - 0048	LT	Interest/Estate	Easement	<input checked="" type="checkbox"/> Remove Easement
Description	PART LOT 25, CONCESSION 7, BEING PARTS 4 AND 9 ON REFERENCE PLAN 58R-20525; NORTH DUMFRIES				
Address	2495 SPRAGUES ROAD AYR				

Consideration

Consideration	\$1.00
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Transferor(s)

The transferor(s) hereby transfers, releases and abandons the easement to the transferee(s).

Name	GRANDBRIDGE ENERGY INC.
Address for Service	39 Glebe Street Cambridge, Ontario N1R 5X6

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
Name	2498478 ONTARIO LIMITED	Registered Owner
Address for Service	95 Heroux Devtek Drive Cambridge, Ontario N3E 0A7	

Document(s) to be Deleted

Registration No.	Date	Type of Instrument
ND16650	1952/01/23	Transfer Easement

Statements

I James William Richard confirm that all the parties having an interest have consented to this release of easement
All the parties having an interest have consented to this release of easement.

I James William Richard solicitor make the following law statement AND WHEREAS Cambridge and North Dumfries Hydro Inc. is a corporation incorporated under the Business Corporations Act pursuant to Section 142 of the Electricity Act 1998 and the rights described in the easements were transferred from the Hydro Electric Commission of Cambridge and North Dumfries to Cambridge and North Dumfries Hydro Inc. pursuant to a transfer By-Law in accordance with Section 151 of the Electricity Act 1998.
AND WHEREAS Cambridge and North Dumfries Hydro Inc. amalgamated with Brant County Power Inc. as Energy+ Inc. pursuant to Articles of Amalgamation issued by the Ontario Ministry of Government Services on January 1, 2016.
AND WHEREAS Energy+ Inc. amalgamated with GrandBridge Energy Inc. pursuant to a Certificate of Amalgamation issued by the Ministry of Government and Consumer Services on May 2, 2022..

This document relates to registration number(s)1438990

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFeree (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

James William Richard	325 Max Becker Drive, Suite 108 Kitchener N2E 4H5	acting for Transferor(s)	Signed	2025 04 11
Tel	519-742-0313			
Email	jrichard@richardlaw.ca			
I have the authority to sign and register the document on behalf of all parties to the document.				
James William Richard	325 Max Becker Drive, Suite	acting for	Signed	2025 04 11

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03855 - 0048 PART LOT 25, CONCESSION 7, BEING PARTS 4 AND 9 ON REFERENCE PLAN 58R-20525; NORTH DUMFRIES

BY: GRANDBRIDGE ENERGY INC.
TO: 2498478 ONTARIO LIMITED Registered Owner

1. JEFFREY RONALD HOHL

- I am
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - ☐ (c) A transferee named in the above-described conveyance;
 - ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (____) above.
 - ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2498478 ONTARIO LIMITED described in paragraph(s) (c) above.
 - ☐ (f) A transferee described in paragraph (____) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (____) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$1.00

- 4.
- Explanation for nominal considerations:
- s) other: Release and Abandonment of Easement for no consideration

- 5.
- The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.
1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (b) This is not a conveyance of "designated land".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer Release & Abandonment				
	LRO 58	Registration No.	WR1628551	Date:	2025/04/11
B. Property(s):	PIN 03855 - 0048	Address	2495 SPRAGUES ROAD AYR	Assessment Roll No	3001010 - 00501303
C. Address for Service:	95 Heroux Devtek Drive Cambridge, Ontario N3E 0A7				
D. (i) Last Conveyance(s):	PIN 03855 - 0048	Registration No.	WR1618101		
(ii) Legal Description for Property Conveyed: Same as in last conveyance?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
E. Tax Statements Prepared By:	James William Richard				

LAND TRANSFER TAX STATEMENTS

325 Max Becker Drive, Suite 108
Kitchener N2E 4H5