

July 29, 2022

P20.409

Region of Waterloo
 Planning, Development and Legislative Services Department
 150 Frederick St. 8th Floor
 Kitchener, ON N2G 4J3

Attn: Brenna MacKinnon, MCIP, RPP John Lubczynski, MCIP, RPP
 Manager Development Planning Principal Planner

**Re: 1591 Northumberland Street, Township of North Dumfries
 2819154 Ontario Inc.
 Draft Regional Official Plan Amendments –Regional Employment Area Policies**

Dear Brenna and John,

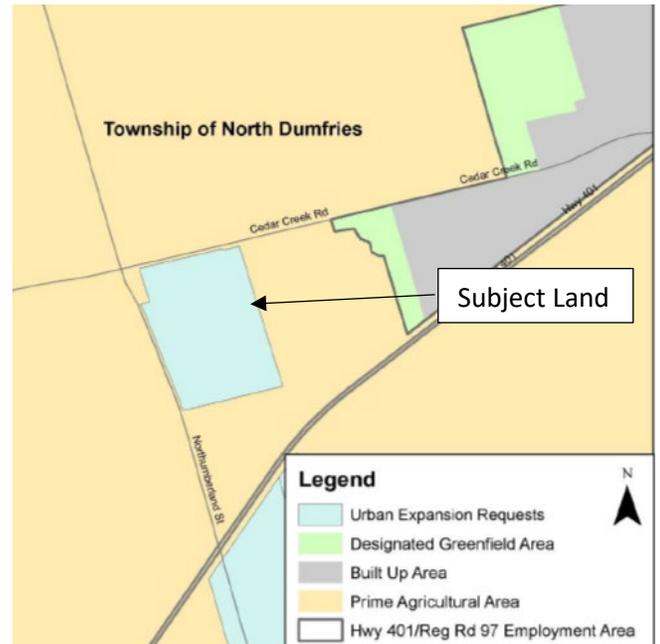
On behalf of our client 2819154 Ontario Inc., we are again writing to you requesting consideration to expand the urban boundary of the Highway 401/ Regional Road 97 Employment Area in the Township of North Dumfries to include 41.6 ha of land located along Northumberland Street / Cedar Creek Road west of the existing Highway 401/97 Employment Area. The Subject Land is shown on the map to the right. The land is currently within the Prime Agricultural Area.

1591 Northumberland would be developed for transportation related purposes.

Policy Framework

The Subject Land is approximately 800 m west of the Highway 401 / Regional Road 97 Employment Area. The Subject Land does not contain any core environmental features or landscape level features as identified on Map 4 – Greenlands Network of the ROP. Further the Subject Land is not within a Source Water Protection Area on Map 6e of the ROP.

We are aware that Draft Regional Official Plan is recommending the addition of 50 hectares of Employment land to be added to the Township of North Dumfries. The Dillon Consulting / Weston & Associates Settlement Area Boundary Expansion Technical Brief of July 2022 identified an employment land need of 78 hectares for the Township. There is a 28



hectare shortfall of recommended Employment Land for the Township; we request this property be further reviewed and considered to assist with meeting the Employment Land Needs.

The Draft Regional Employment Area policies aim to designate and protect Regional Employment Areas located near important transportation routes such as highways, Regional roads, railways and the airport.

Revised Policy 2.F.1 maintains the intent of the Highway 401/Regional Road 97 Regional Employment Area to be generally “limited to privately serviced logistics and warehousing uses that require close access to the Highway 401 corridor to efficiently move goods into and out of the region”. Draft Policy 2.F.2 maintains the direction that parcels to be developed will be greater than eight hectares in size.

The previously prepared Dillon / Watson Technical Brief identified that the Township of North Dumfries currently only has 2 parcels of vacant rural employment land over 10ha in area of a total of 7 vacant rural employment parcels:

Municipality	Area (ha)	# of Parcels
Township of North Dumfries		
<1 ha	0.8	1
1 - 4.99 ha	6.8	3
5 - 9.99 ha	9.1	1
> 10 ha	79.1	2
Sub-Total Rural Employment Lands in North Dumfries	95.8	7

Source: Employment Strategy Technical Brief – Dillon Consulting and Watson & Associates pg. 68

The Subject Land provides an opportunity for future employment land growth to support long term land needs for larger parcels. The Township of North Dumfries is looking to expand the Northumberland Street industrial corridor from the northern limits of Ayr to the south side of highway 401. The subject parcel is located north of this employment area and west of the Highway 401 / Regional Road 97 Employment Area. Inclusion of the Subject Property into the Highway 401 / Regional Road 97 Employment area provides for a large parcel (41 ha) which can accommodate the type of uses proposed in this area.

We request you consider this land or a portion of it as a candidate site to contribute to future employment land area.

Conclusions / Request for Consideration

The Subject Land creates a reasonable location for an expansion of the Regional Employment Area at Highway 401 / Regional Road 97. On behalf of 2819154 Ontario Inc. we hereby request the Region consider including this land within the Highway 401/Regional Road 97 Employment Area

We would be pleased to discuss the above with you.

Sincerely,

GSP Group Inc.

A handwritten signature in blue ink, appearing to read "Brandon Flewwelling".

Brandon Flewwelling, MCIP, RPP
Associate, Senior Planner

cc. Seema Gupta – 2819154 Ontario Inc.