

Schedule “A”

Justification Report

in support of an

Official Plan Amendment Application

by

Dumfries Industrial Park Inc. and Freure Homes

for the conversion of a parcel of Employment Lands to Residential

to permit a multi family development

Greenfield Road West and Northumberland Street (Regional Road 58)

Ayr

Part Lot 36, Concession VIII

Township of North Dumfries

Regional Municipality of Waterloo

Prepared by Dryden, Smith & Head Planning Consultants Ltd.
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October 18, 2010

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Maps

Industrial Area Maps and photos

1. Introduction

Dryden, Smith & Head Planning Consultants Ltd. has been retained by Dumfries Industrial Park Inc. and Freure Homes to prepare and submit the necessary application and supporting documentation to amend the Official Plan of the Township of North Dumfries from “Industrial” to “Residential” to permit a multi family development for a small parcel of land in the Village of Ayr, located at the intersection of Greenfield Road West and Northumberland Street (Regional Road 58).

The property is legally described as Part Lot 36, Concession VIII in the Township of North Dumfries, Regional Municipality of Waterloo and contains an area of 2.04 hectares (5.05 Acres).

The subject property is vacant and has been vacant for many years.

2. Industrial Lands Needs/Supply

In November of 2005 we prepared an Inventory of available vacant industrial lands. As part of this Justification Report, we have updated the inventory to October 2010.

Township of North Dumfries Vacant Land Industrial Inventory

Prepared by Dryden, Smith & Head Planning Consultants Ltd., October 18, 2010

We have undertaken a review of all the industrial areas in the Township of North Dumfries. We have also reviewed some of the recent decisions of the Township of North Dumfries and the Regional Municipality of Waterloo in dealing with industrial lands in North Dumfries in the 97/401 Industrial Area and the Ayr Community Plan, Northumberland Street Corridor Study.

Our findings on each of these areas are as follows:

AREA 1. HWY. 401 and Regional Road 46 Industrial/Commercial Area

The last vacant property in this area that was available for Industrial development was owned by Arnold Rife. He sold these lands and they now contain a brick/stone company. Approximately half of the lands are being used for the brick company operation. The balance are vacant and will likely be used for future expansion of the brick company. The remainder of the lands in this industrial area are fully developed and no vacant industrial land is available.

AREA 2. Hwy. 24 Industrial/Commercial Area

This area is used for gravel extraction and the facilities for the Waynco gravel pit operation. There is no land available for development. The property has little or no frontage on a Public Road.

AREA 3. Hwy. 401 and Township Road 2 Industrial/Commercial Area

There are three properties in this area; a trucking operation, a machine shop, and John Deere Tractors; with Ayr Turf & Trac nearby. No vacant land is available for development.

AREA 4. Regional Road 12 and Regional Road 58

This area is occupied by a service station and a small building used by Paul Baltez Towing. No vacant land is available for development.

AREA 5. Regional Road 58 and Township Road 3

Most of the lands are developed. Uses include: Ayr Fuel Supplier, Home Hardware store (formerly Vincent Farm Equipment), Fly Ash Supplier, Ayr Farmers Mutual Offices, Dan Ayr Golf Driving Range, Two Shoes trucking operation, United Co-op - storage of fertilizer, grain, farm product, and ammonia.

There is a 5.5 acre vacant parcel at the intersection of Township Road 3 and Greenfield Road, that is being held for a future commercial purpose, i.e grocery store. This site is owned by Tampa Hall. Although designated for future industrial use, the owners have not had any inquiries for the property for industrial development.

AREA 6. Township Road 17 Industrial/Commercial Area

Existing Cement Contractor yard. No vacant land is available for development.

AREA 7. 97/401 INDUSTRIAL AREA

The Township and the Region recently approved an industrial area expansion at 97 and 401 for the expansion plans of Cedar Creek Trucking. It was anticipated that these lands would be used by Cedar Creek Trucking for their expansion, which was the reason for the designation. Those plans have changed and the lands are still vacant.

TABLE 1

Map Location	Comments	Hectares
1.	Vacant lots	1.29
2.	Vacant parcel	0.97
3.	Vacant parcel	5.18

4	Vacant		6.5
5.	Vacant	MTO	4.18
6	Former Boida Holdings	Recently sold.	14.4
7.	Former Cedar Creek Trucking		16.2
8.	Vacant	MTO	2.0
9.	Vacant		2.4
Total Vacant Industrial Lands			51.34 ha

AREA 8. AYR INDUSTRIAL AREA

Table 2 indicates a total of 8 vacant parcels of land potentially available for future industrial development and 1 parcel to be developed for commercial purposes.

TABLE 2

Map Location	Comments	Hectares
1.	Dump site for concrete, fill materials, etc.	3.9
2.	Lands of Tampa Hall	2.4
3.	Lands of Tampa Hall	2.0 +/-
4.	Future commercial site	2.2
5.	Future expansion	3.2
6.	John Sangers	37.3
7.	Vacant Lot	1.6
8.	Vacant lot	0.40
9.	Vacant Lot	1.6
Total Vacant Industrial Lands		54.60 ha.

AREA 9 Rumney Galliher - Former Gravel Pit

Applications are pending for the development of the former Rumney Galliher Gravel Pit for an Industrial Subdivision.

When approved, approximately 63 hectares (156 acres) of land will be available for future industrial uses.

Total potential Industrial lands = 63.0 hectares

AREA 10 - 97/401 Industrial Area

Map 3 e of the new Regional Official Plan provides for the future development of approximately 100 hectares of future industrial land.

Total potential Industrial lands = 100.0 hectares

Total of All Industrial Vacant land And Potential future Industrial Land

Area 7	=	51.34
Area 8	=	54.60
Area 9	=	63.00
Area 10	=	100.00

Overall total = 268.94 hectares (664.54 acres)

Industrial Activity - Township of North Dumfries 2005 - 2010

In the past 5 years or so, the level of industrial activity in the Township of North Dumfries has not been very high.

- Unilock built a new plant on lands that were added to the existing inventory of vacant industrial lands to expand its current operation.
- Cambridge Concrete used approximately 4 acres of vacant industrial land in the 97/401 industrial area.
- M - Com built a new concrete pipe plant on Greenfield Road.
- A new brick - stone plant was built on Regional Road # 47 (former Rife lands)
- A new truck facility was opened on Regional Road 97 - Cedar Creek Road.

There were some additions to existing industrial facilities on lands owned by those companies.

3. Conclusions

There is currently an available inventory of approximately 107 hectares of vacant industrial land in the Township of North Dumfries.

There is the potential to add an additional 63.0 hectares when the Rumney Galliher (former gravel pit) applications are filed and the site is developed for an industrial subdivision.

There will be provision for an additional 100 hectares of new industrial land located in the 97/401 Industrial Area when the new Regional Official Plan is approved by the Minister of Municipal Affairs later this year.

The removal of 2.04 hectares (5.05 Acres) of land from the Vacant Land Industrial Inventory will have little or minimal effect on the availability of Industrial land in the Township of North Dumfries and the Village of Ayr.

Industry has not been beating at the door to develop this property or the other vacant parcels in close proximity, for industrial use. The preferred location seems to be at 97/401, close to the transportation corridor and the 400 highway series.

Provincial Policy Statement - new ROPP - Places to Grow - Township Official Plan

Provincial Policy Statement - Policy 1.1.3 Settlement Area - states that settlement areas shall be the focus of growth and shall provide for densities and a mix of land uses.

North Dumfries has only one fully serviced settlement area - the Village of Ayr. All higher density development must be directed to the Village of Ayr to be developed on full municipal service to comply with other provincial statement policies.

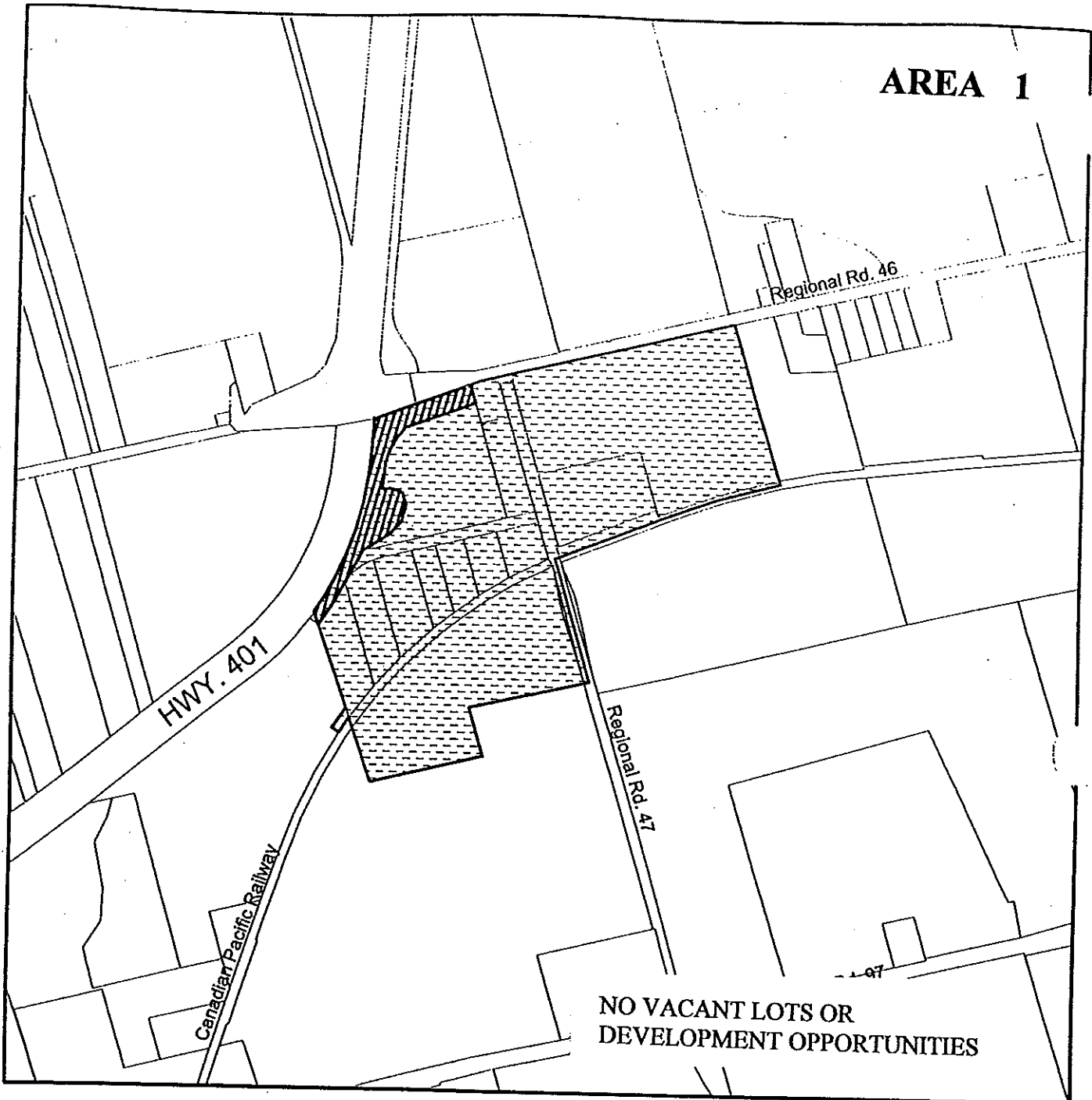
Little or no provision has been made to accommodate the need for higher densities in the village of Ayr and to meet the Places to Grow legislation. Most of the development applications to date have been plans of subdivisions for lower densities, proposing single family and semi detached dwelling units. There are few sites presently zoned for any type of multiple family units in the Village of Ayr.

There is limited opportunity in the core area of Ayr for development for higher densities, given the fact that most of the core area is regulated by the GRCA. The core area and the surrounding areas has a high water table and contains a number of historic buildings,

I understand that there are some modifications being made to the Hilltop draft plan of subdivision for the more recent phase of development to provide for some townhouse units. That is a small start to meet the 40% of future housing units in the higher density range.

My clients proposal to provide approximately 60 to 70 townhouse units on the subject property would, in our opinion, meet the objectives of the Provincial Policy Statements, the new Region of Waterloo Official Plan and the Places to Grow Legislation and the future Township Official Plan and Ayr Community Plan objectives.

AREA 1




TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.27

**HWY. 401 AND REGIONAL RD. 46
INDUSTRIAL / COMMERCIAL AREA**



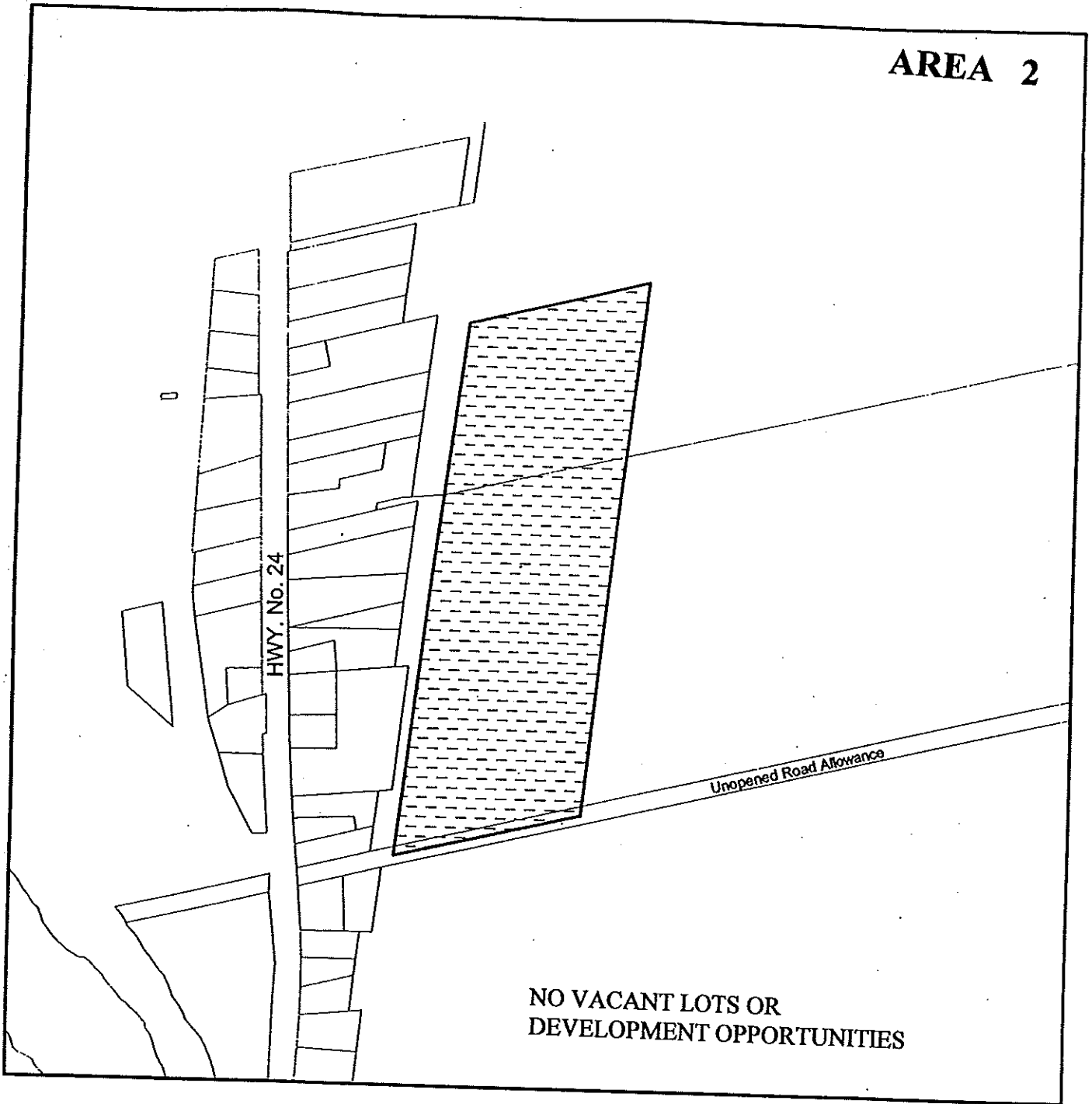
 Environmental Constraint

 Dry Industrial / Commercial

Not to Scale

Revised December, 2000

AREA 2



TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.26

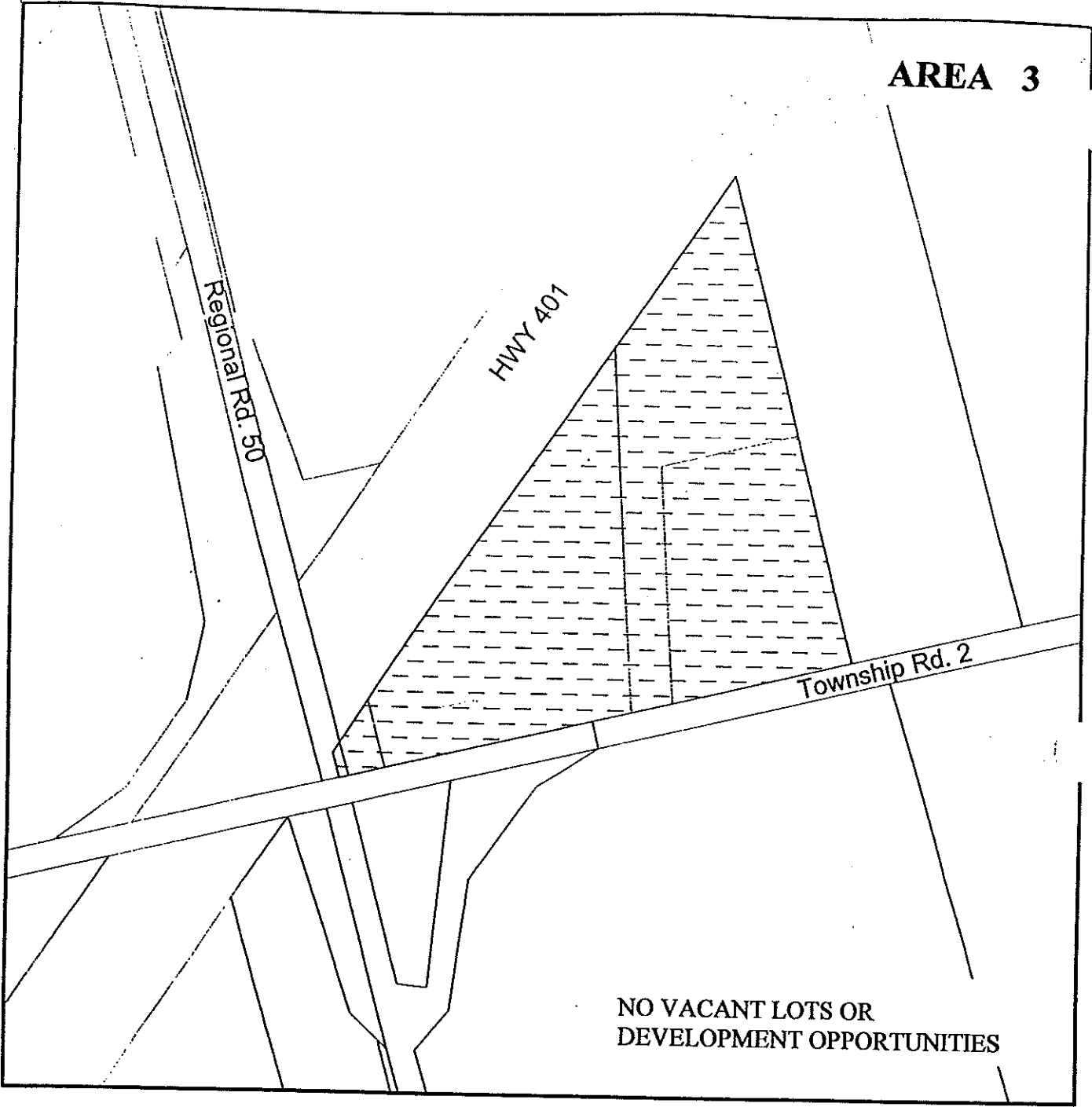
HWY. 24 INDUSTRIAL/COMMERCIAL AREA



 Dry Industrial / Commercial

Not to Scale

AREA 3



TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.29

**HWY. 401 AND TOWNSHIP RD. 2
INDUSTRIAL / COMMERCIAL AREA**

 Dry Industrial / Commercial



Not to Scale

AREA 4

City of Kitchener

Regional Rd. 12

Regional Rd. 58

NO VACANT LOTS OR
DEVELOPMENT OPPORTUNITIES

TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.30

**REGIONAL ROADS 12 AND 50
INDUSTRIAL / COMMERCIAL AREA**

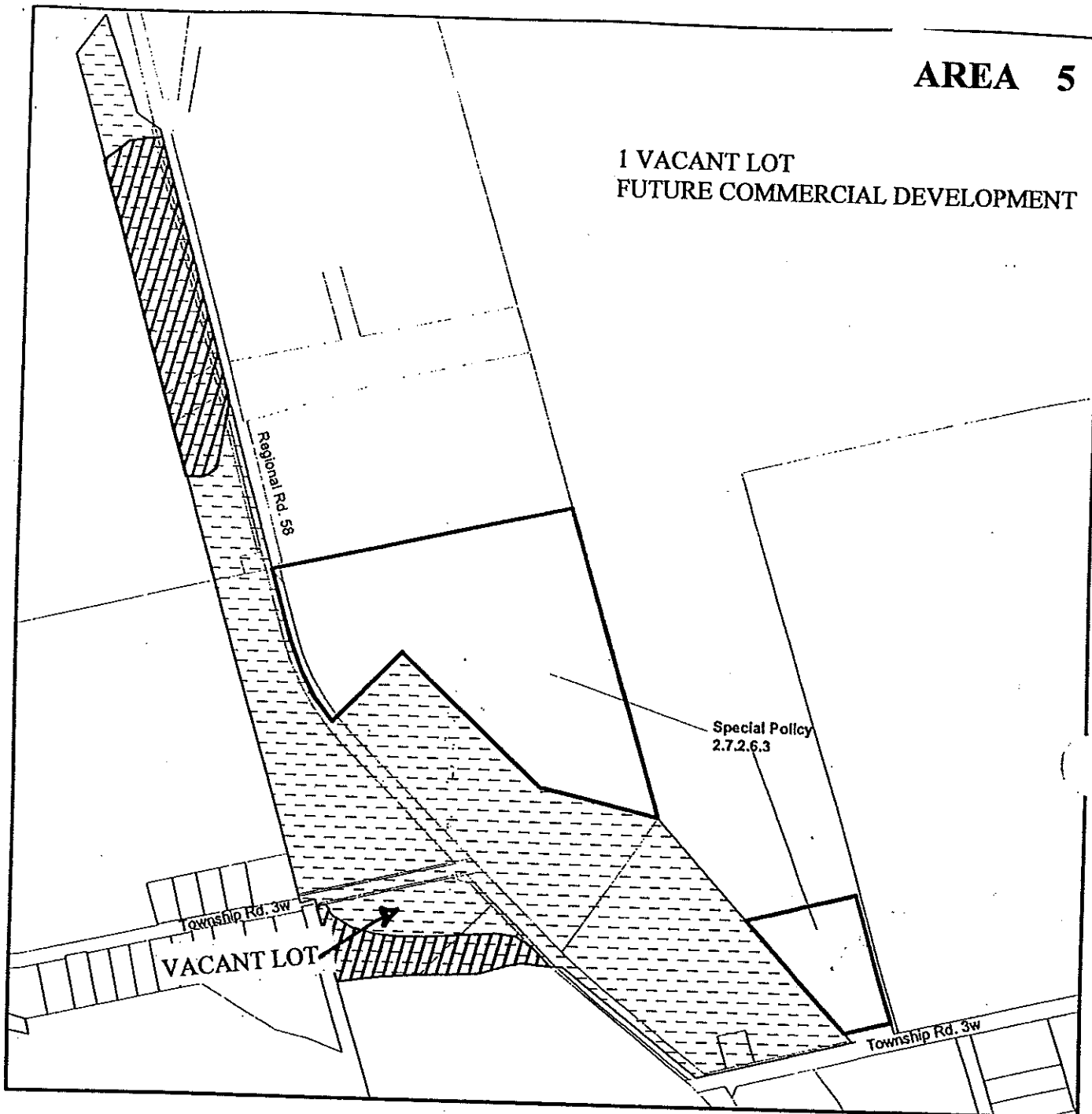
 Dry Industrial / Commercial



Not to Scale

AREA 5



**1 VACANT LOT
FUTURE COMMERCIAL DEVELOPMENT**



TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.31

**REGIONAL RD. 58 AND TOWNSHIP RD. 3
INDUSTRIAL / COMMERCIAL AREA**

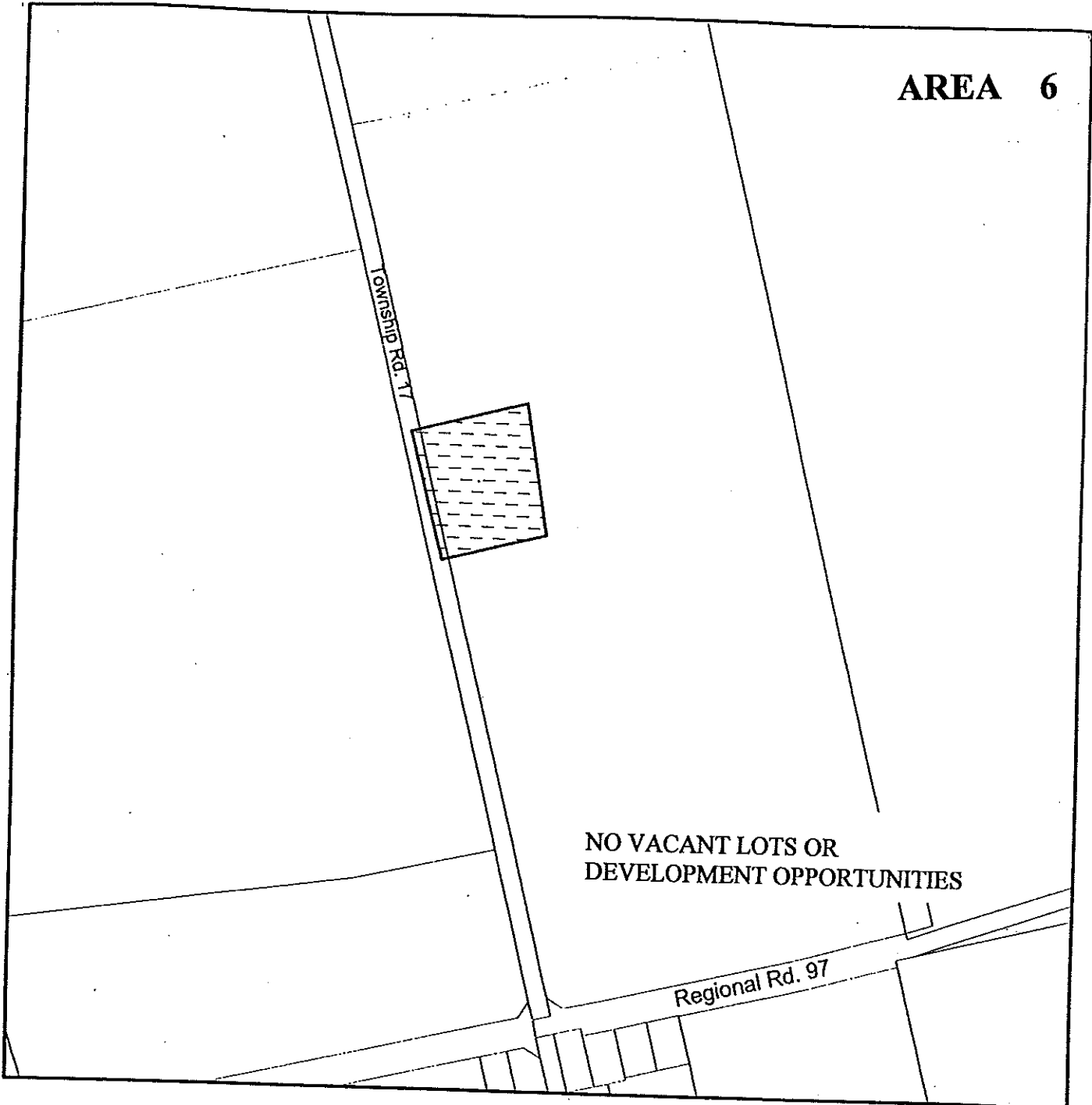
 Environmental Constraint  Dry Industrial / Commercial



Not to Scale

Revised September 27, 2000

AREA 6



TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.32

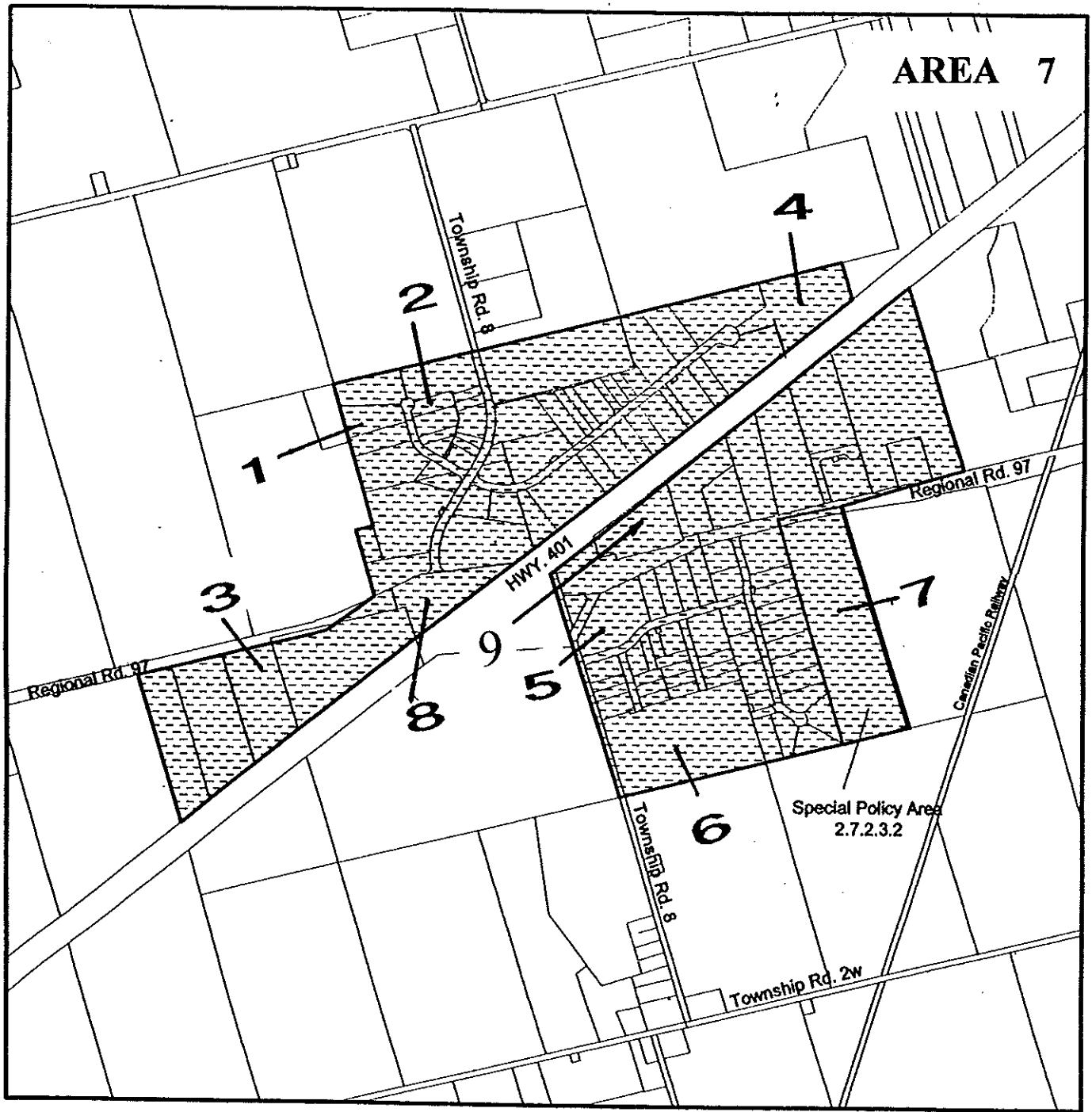
**TOWNSHIP RD. 17
INDUSTRIAL / COMMERCIAL AREA**

 Dry Industrial / Commercial



Not to Scale

Revised December, 2000



TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

MAP NO. 2.28

**HWY. 401 AND REGIONAL RD. 97
INDUSTRIAL / COMMERCIAL AREA**

 Dry Industrial / Commercial



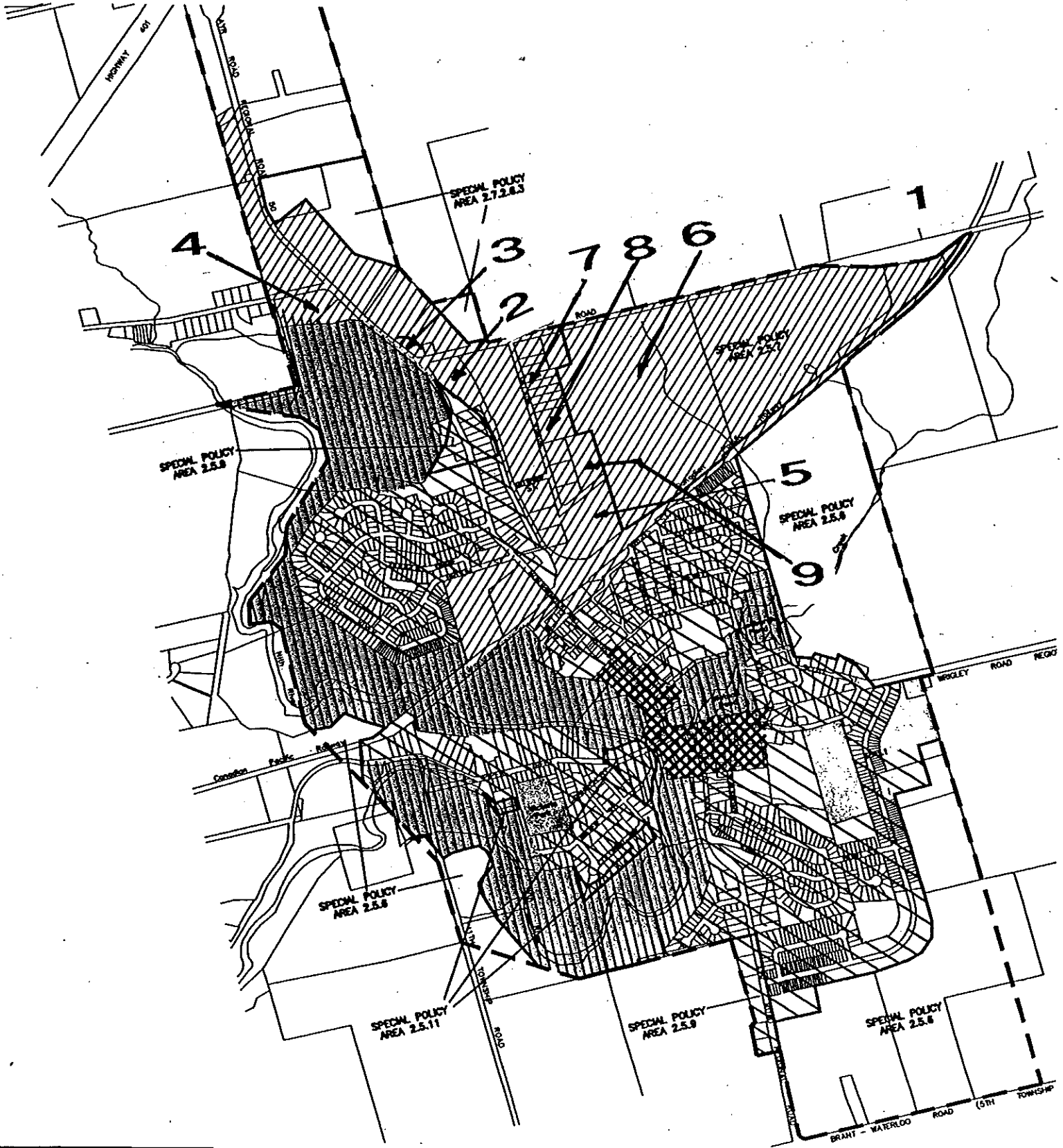
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TOWNSHIP OF NORTH DUMFRIES OFFICIAL PLAN

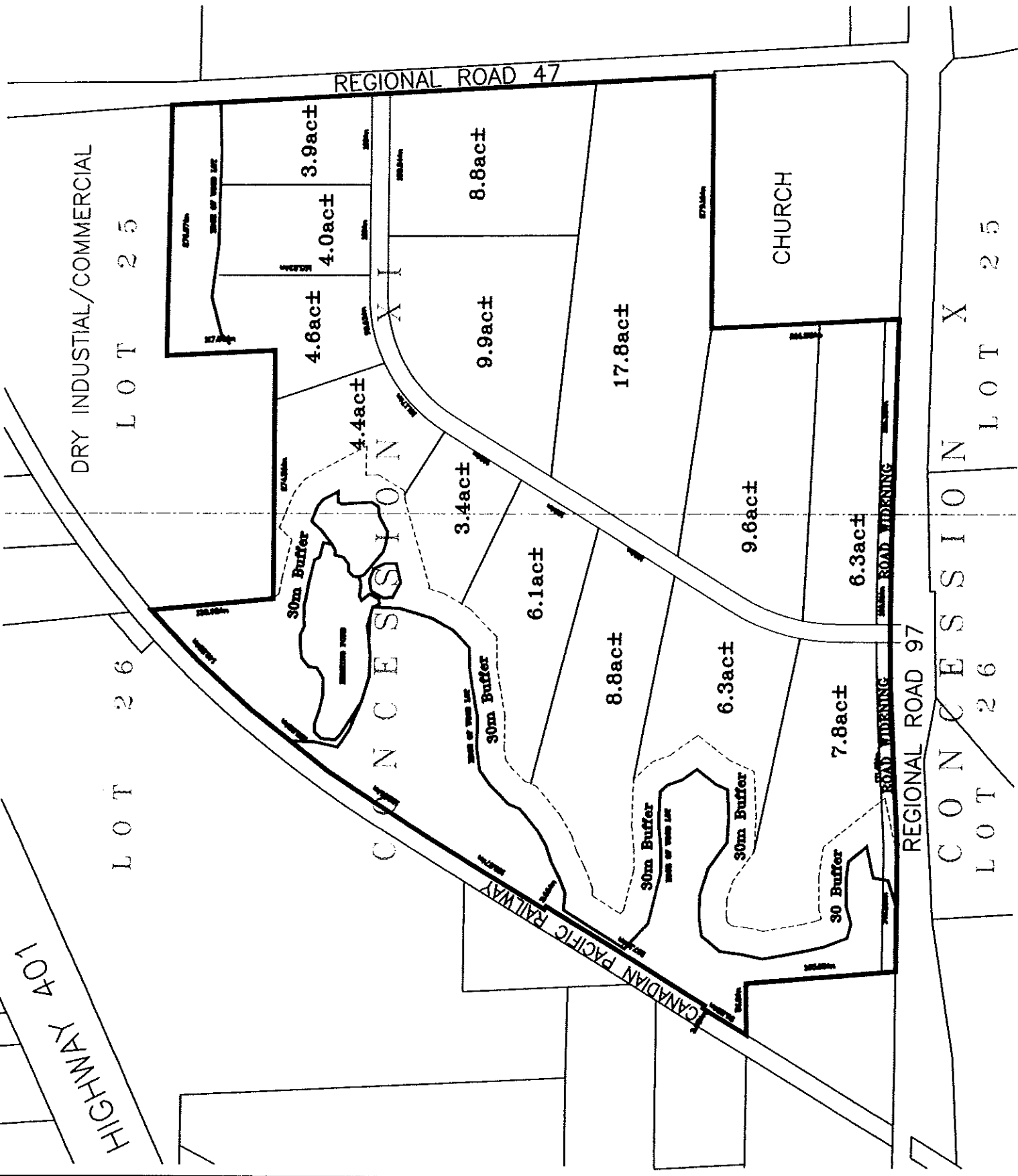
MAP NO. 2.1

AREA 8

AYR URBAN AREA



AREA 9



DRY INDUSTRIAL/COMMERCIAL

LOT 25

LOT 26

REGIONAL ROAD 47

3.9ac±

4.0ac±

4.6ac±

4.4ac±

30m Buffer

3.4ac±

8.8ac±

9.9ac±

17.8ac±

CHURCH

6.1ac±

8.8ac±

9.6ac±

6.3ac±

REGIONAL ROAD 97

6.3ac±

7.8ac±

30m Buffer

30m Buffer

30m Buffer

CONCESSION

LOT 25

LOT 26

HIGHWAY 401

CANADIAN PACIFIC RAILWAY

ROAD WIDENING

AREA 10

City of Kitchener

Township of North Dumfries

AYR

Key Map

