

**SENT VIA EMAIL**

January 3, 2023

File No. 19287

Honourable Steve Clark  
Minister of Municipal Affairs & Housing

**Re: ERO 019-5952 (30-OP-222206)**  
**Request for Ministerial Modifications**  
**Waterloo Region Official Plan Amendment Six (ROPA 6)**  
**Waterloo Regional Police Association Lands-1128 Rife Road, North Dumfries**

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Dear Honourable Steve Clark,

The Waterloo Regional Police Association ("WRPA") owns 1128 Rife Road (the "Site"/ "WRPA Property") located within the Township of North Dumfries. On behalf the owners we are writing to request a modification to the Waterloo Region Official Plan Amendment Six ("ROPA 6").

*Requested Modification*

Our request is that the portion of 1128 Rife Road located outside of the adjacent environmental complex (approximately 11.2 ha in area) be designated as Employment Settlement Area in ROPA 6. This request aligns with the June 6<sup>th</sup> Staff Report (PD Report No, 22-2022) and the North Dumfries June 6<sup>th</sup>, 2022, adopted Resolution of Township Council (See attached Resolution C-199-22, and Property Location Map- the Site is labelled as A-4 on the map).

*Background*

The Site contains the head office of the WRPA, a 400-person banquet hall, restaurant, heated outdoor pool and outdoor sports facilities/fields. There is surface parking for approximately 600 cars. There is also a campground on the west portion of the Site which contains approximately 82 campsites. The Site is privately serviced (private well and septic). GSP Group was engaged by the WRPA in fall 2019 to assist the WRPA in determining a future land use direction for the property. In fall 2020 GSP Group reached out to North Dumfries staff to request that staff endorse the inclusion of the WRPA Property as Employment. On June 6<sup>th</sup>, 2022 North Dumfries Township Council adopted Resolution C-199-22 endorsing the request.

*Planning Rationale*

The Site is located on Rife Road. All the properties on Rife Road except the WRPA Property are designated as Employment Settlement Area in both the Regional and local Official Plan.

The reclassification of the portion of the WRPA Property outside of the adjacent environmental complex as Employment Settlement Area represents the logical extension to existing employment uses on Rife Road. An employment designation on the Site would encourage economic development and competitiveness in a prime location adjacent to Highway 401/ Regional Road 97 and the CPR rail line.

This request is consistent with the Province of Ontario's objectives to strengthen the employment sector. We believe it would be a clear missed opportunity to not include the non environmental portion of the WRPA Property as Employment Settlement Area in ROPA 6.

We appreciate your consideration of this request. Should you have any questions or wish to discuss this matter further, please do not hesitate to contact Hugh Handy at [hhandy@gspgroup.ca](mailto:hhandy@gspgroup.ca) or 226-243-7296 or Rachel Bossie at [rbossie@gspgroup.ca](mailto:rbossie@gspgroup.ca) or 226-444-7848.

Sincerely,

**GSP Group Inc.**

Yours truly,



Hugh Handy, MCIP, RPP  
Vice President



Rachel Bossie, MCIP, RPP  
Senior Planner

Attachments: Resolution C-199-22  
Property Location Map

c.c. Tim Reparón– Vice President, WRPA  
Brian MacDonald– Uniform Director, WRPA  
Honourable Michael Parsa– Associate Minister of Housing  
Brian Riddell– MPP Cambridge  
Andrew McNeely– CAO North Dumfries