

Whistle Bear Golf Club Inc.

July 23rd 2026

Attn: Michael Campos, BES, RPP, MCIP
Manager of Planning
The Corporation of the Township of North Dumfries
106 Earl Thompson Road, 3rd Floor
Ayr, Ontario

Dear Micheal,

Re: Minor Variance Cover and Justification Letter - Whistle Bear Golf Club 1316 Dickie Settlement Road

On behalf of Whistle Bear, please accept this letter and the following materials as the complete Minor Variance Application for the property municipally known as 1316 Dickie Settlement Rd.

Completed Minor Variance Application, including the Region of Waterloo Environmental Screening form;

- Aerial site map showing boundaries of the subject property;
- Site plan; and
- This cover and planning justification letter, providing additional details regarding the application and demonstrating how the requested variance satisfies the four tests under the Planning Act

Whistle Bear Golf Club is considering improvements that would include replacing the existing golf performance centre with an upgraded building as well as introducing new indoor and outdoor racquet courts accommodating tennis and pickleball. All improvements under consideration are located within the lands identified as Part 1 on Schedule "A" to Section 20.1.218 of the Township of North Dumfries Zoning By-law No. 689-83.

Within Part 1, Section 20.1.218(a)(i), the following is permitted:

"A golf course including a club house, associated parking and all ancillary uses normally associated with the operation of a golf course facility."

As the existing golf performance centre is a permitted ancillary use associated with the operation of the golf course, its replacement with a building accommodating the same use does not require a variance and is not subject to this application.

The minor variance application is being submitted to permit racquet sports as an ancillary use associated with the operation of the golf course. Although racquet sports are commonly offered at golf courses, the variance would expressly permit this use within Part 1 of the site-specific zoning.

More specifically, the following variance is requested:

Relief from Section 20.1.218(a)(i) of Zoning By-law No. 689-83 to permit racquet sport use, as a permitted ancillary use associated with the operation of the golf course on the lands identified as Part 1 on Schedule "A" to Section 20.1.218.

The following section demonstrates how the requested variance meets each of the four tests for a minor variance set out in Section 45(1) of the Planning Act.

1. The variance maintains the general intent and purpose of the Official Plan

The subject lands are designated Open Space with an Environmentally Sensitive Landscape overlay in the Township of North Dumfries Official Plan. Recreational uses are permitted within this designation where environmental impacts are avoided, disturbance to natural vegetation is minimized, appropriate buffers are maintained, and natural features are protected.

The proposed racquet sports use would be located entirely within an existing disturbed area already used for recreational purposes. It will not affect any natural vegetation and will remain appropriately setback from surrounding natural features. Recreational uses are also permitted under the applicable zoning.

The proposed use therefore satisfies the applicable Official Plan criteria and maintains the general intent and purpose of the Official Plan.

2. The variance maintains the general intent and purpose of the Zoning By-law

The site-specific zoning permits a golf course, clubhouse, associated parking and ancillary uses normally associated with a golf course facility.

Racquet sports are common use associated with golf course facilities and is consistent with the general intent of the ancillary uses permitted by the site-specific zoning.

Accordingly, the requested variance maintains the general intent and purpose of the Zoning By-law.

3. The variance is desirable for the appropriate use of the land

The proposal represents an appropriate enhancement to an established golf facility within the Township. The proposed racquet use is compatible with the existing site and would complement the activities already offered at the property.

The racquet facilities would be constructed in conjunction with other improvements, minimizing disruption while enhancing the overall property.

The requested variance is therefore desirable for the appropriate development and use of the lands.

4. The variance is minor

The requested variance is a minor clarification of the existing zoning permissions. The proposed racquet sports use is consistent with the Official Plan and represents a desirable and appropriate use of the land. As the site-specific zoning already permits ancillary uses associated with a golf course, the variance simply provides express permission for this use without altering the intent or scope of the existing permissions.

We trust that the materials provided to your attention satisfy the complete application requirements for the proposed Minor Variance Application and we look forward to your confirmation of the same and is minor in nature.

Should you have any questions, please do not hesitate to contact me. We look forward to working with you and your team on this project.

Sincerely,

Mackenzie Meek, MCIP, RPP
In House Planner/Project Manager
Pearle Hospitality – Whistle Bear Golf Club

