



RON DAVIDSON  
LAND USE PLANNING CONSULTANT INC.

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January 5, 2022

County of Wellington  
Planning and Development Department  
74 Woolwich Street  
Guelph, ON  
N1H 3T9

Attention: Curtis Marshall, MCIP, RPP  
Manager of Development Planning

Township of Wellington North  
7490 Sideroad 7 W  
PO Box 125  
Kenilworth, ON  
N0G 2E0

Ms. Tammy Pringle, Deputy Clerk

Dear Curtis and Tammy:

**Re: Application for Plan of Subdivision  
Part of Park Lots 10, 11 and 12, South of Princess Street, Town of Mount  
Forest and Part of Park Lots I, K and L, MacDonald's Survey  
and Part of Division 1 of Lot 2, Concession WOSR (Arthur), Town of Mount  
Forest, Township of Wellington North  
Owner: John Welton Custom Homebuilding Ltd. o/a Sunvale Homes**

In response to the agency and other peer review comments received regarding the above-noted proposed subdivision, the following additional documents are being submitted at this time:

- revised proposed Draft Plan of Subdivision;

- letter from Cobide Engineering Inc. addressing comments from the Town's Engineer, and including a description of the changes made to the original proposed Draft Plan of Subdivision;
- Revised Functional Servicing Report;
- Revised Stormwater Management Report;
- Environmental Impact Study addendum; and,
- Hydrogeological Assessment.

Given the nature of the comments, an update of my original Planning Report should not be necessary. I have, however, included a new Figure 5 showing the zoning now proposed for the site, with the changes reflecting the new proposed Draft Plan.

Should you require paper copies of any of the above-noted documents, please ask. I realize at some point prior to Draft Approval the County will likely require hard copies of the Draft Plan.

I trust this information will address all concerns raised in a satisfactory manner. It would be sincerely appreciated if your respective offices could have this new information reviewed in a timely fashion. The owner is looking forward to obtaining Draft Approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP