



February 4, 2020

Project No. 1814

County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Township of Guelph/Eramosa
8348 Wellington Road 124,
P. O. Box 700
Rockwood, Ontario
N0B 2K0

Attention: Sarah Wilhelm, Manager of Policy Planning, County of Wellington
Gaetanne Kruse, Township of Guelph Eramosa

**Re: Second Submission
Vacant Land Draft Plan of Condominium 23CD-19001 and Zone Change ZBA 01-19
Part of Lot 7, Concession 4 Township of Guelph Eramosa (Rockwood)
North Rockwood Developments Inc.**

A pre-consultation meeting was held on September 12, 2018 for a semi-detached zone change and condominium proposal. The Zone Change application (ZBA 01-19) was deemed to be complete by the Township on March 21, 2019. The Vacant Land Draft Plan of Condominium (23CD-19001) application was deemed to be complete by the County on April 4, 2019. On March 18, 2019 Township of Guelph/Eramosa Council considered whether the zoning application was considered complete. While Council did pass a resolution at the meeting to proceed with the required notice of the complete application and circulation of the application to required agencies, there were concerns expressed with the proposal as presented. A meeting was held with the Township and the County and this revised proposal is being submitted to address the concerns raised with the first proposal. The revised proposal includes a turning circle, additional visitor parking, a common amenity area, a sidewalk and a snow storage area. Please find the second submission of the Vacant Land Draft Plan of Condominium and Zone Change application packages enclosed. The following items are included as part of this second submission:

Draft Plan of Vacant Land Condominium to the County of Wellington:

- 20 copies of the Draft Plan of Condominium dated December 6, 2019.
- 3 copies of the Planning Report and Urban Design Brief dated February 4, 2020.
- 3 copies of the Traffic Impact Study prepared by Paradigm Transportation dated September 2019.
- 3 copies of the Noise Study prepared by HGC Engineering dated January 31, 2020.
- 3 copies of the Functional Servicing and Stormwater Management Report prepared by GM BluePlan Engineering Limited dated January 2020.
- 3 copies of the Salt Management Plan prepared by GM BluePlan Engineering Limited dated November 14, 2019.
- 8 CDs of plans and reports.

423 Woolwich Street, Suite 201, Guelph, Ontario N1H 3X3 - 519-836-7526 - astrid.clos@ajcplanning.ca

Zone Change Application to the Township of Guelph Eramosa:

- 20 copies of the Draft Plan of Condominium dated December 6, 2019.
- 5 copies of the Planning Report and Urban Design Brief dated February 4, 2020.
- 5 copies of the Traffic Impact Study prepared by Paradigm Transportation dated September 2019.
- 5 copies of the Noise Study prepared by HGC Engineering dated January 31, 2020.
- 5 copies of the Functional Servicing and Stormwater Management Report prepared by GM BluePlan Engineering Limited dated January 2020.
- 3 copies of the Salt Management Plan prepared by GM BluePlan Engineering Limited dated November 14, 2019.
- CD of plans and reports.

Please advise of any Notice Sign requirements and we will arrange to have the notice sign posted on the property.

Yours truly,

A handwritten signature in blue ink, appearing to read 'A. Clos', is positioned below the 'Yours truly,' text.

Astrid Clos, MCIP, RPP

cc: Charlie Kuiken, North Rockwood Developments Inc.

(1814.second Submission.docx)