

May 18, 2022

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

ATTN: Tanjot Bal
Town of Erin Planning Department
5684 Trafalgar Road
Hillsburgh ON N0B 1Z0

RE: **5525 Eighth Line, Town of Erin, ON**
Draft Plan of Subdivision and Zoning By-Law Amendment Applications

The enclosed submission is being filed on behalf of our client, EC (Erin) GP Inc., (Empire Communities), in support of Zoning By-law Amendment and Draft Plan of Subdivision applications for lands in the Town of Erin, Wellington County, municipally known as 5525 Eighth Line (Subject Site, or Subject Lands, or Site).

A formal Pre-Consultation meeting was held on August 17th, 2021. The Draft Plan and supporting documentation have been prepared based on the input and information received from Wellington County, the Town of Erin, Credit Valley Conservation and other agencies. In addition, terms of reference for certain studies were prepared and signed off on by the agencies (Environmental Impact Assessment, and Traffic Impact Assessment).

The proposed development will support 250 Single Detached Equivalent Units including detached dwellings and townhouses, ranging from 8.2 m to 11.6 metres for singles, and 5.0 m to 6.1 metres for townhomes. Currently 288 units are proposed through the concept plan (263 SDEs), and we expect this number to fluctuate before final approvals are granted. This submission has assumed 288 units for the purposes of fee payments and maximum traffic and servicing requirements. The plan also includes blocks for a park, stormwater management facilities, walkway connections and roads. The Consulting team has worked diligently to develop a plan that creates an attractive and complete community that provides intensification of underutilized lands in the Town of Erin Urban Centre.

This cover letter outlines the items submitted digitally with this submission to both the County of Wellington and the Town of Erin.

The following is enclosed with this application package:

- Digital copy of this cover letter;
- Digital copy of the Submission Checklist;
- Digital copy of the up-to-date Parcel Abstract;
- Digital copy of the Property Deed Transfer No. WC650132;
- Digital copy of Registered Easement;
- Digital copy of the Zoning By-law Application Form (Town);
- Digital copy of the Draft Plan of Subdivision Application Form (County);

- Digital copy of the Source Water Protection Application Form (County & Town);
- Digital copy of cheque for Draft Plan of Subdivision, in the amount of \$38,670.00;
- Digital copy of cheque for Zoning By-law Amendment, in the amount of \$79,600.00;
- Digital copy of the proposed Draft Plan of Subdivision; and
- Digital copy of the proposed Zoning By-law Amendment.

In addition, the following supporting documentation is provided with this application:

- Planning Justification Report (Armstrong Planning and Project Management);
- Urban Design Brief / Architectural Design Guidelines (Armstrong Planning and Project Management);
- Phase One and Phase Two Environmental Site Assessment (DS Consultants);
- Geotechnical Report (DS Consultants);
- Stage 1-2 Archaeological Assessment, with Ministry Clearance (Irvin Heritage Inc.);
- Survey (RPE);
- Functional Servicing and Stormwater Management Report (UrbanTech Consulting);
- Civil Plans including Grading Plan, Sanitary Servicing, Watermain Servicing, and Stormwater Management (UrbanTech Consulting);
- Transportation Impact Study (RV Anderson Associates Limited);
- Natural Heritage Evaluation (WSP);
- Land Use Compatibility Study (SLR Consulting Inc);
- Landscape Plans including Park Plan, Street Tree Plan and Fencing Plan (Alexander Budrevics + Associates Ltd.);
- Arborist Report (Canopy Consulting)
- Tree Protection/Enhancement and Removals Plan (Canopy Consulting); and
- Hydrogeological Assessment, Water Balance Assessment and Source Water Protection Analysis (Terra Dynamics Consulting Inc.)

Details related to the Erosion and Sediment Control plan are included within section 2.2.1 of the Functional Servicing and Stormwater Management Report, and an Erosion and Sediment Control Plan will be completed with the detailed engineering submission. Additionally, as part of the future detailed engineering submission, a lighting and photometric plan will be prepared (once driveway locations are finalized). A waste management plan will also be prepared at that time; however, it is understood that the site would receive municipal garbage pick-up.

We trust the enclosed submission meets the complete application requirements outlined during the Pre-Consultation Meeting for Draft Plan of Subdivision and Zoning By-Law Amendment Applications. We look forward to advancing these applications with you over the coming months. Should you have any questions please do not hesitate to contact me further at carleigh@armstrongplan.ca or at extension 3003.

Regards,



Carleigh Oude-Reimerink, RPP
Senior Planner, Project Manager