

December 20, 2023

ATTN: Zach Prince, Senior Planner
County of Wellington, Planning and Development Department
74 Woolwich Street
Guelph ON N1H 3T9

cc: Michelle Baya
Town of Erin Planning Department
5684 Trafalgar Road
Hillsburgh ON N0B 1Z0

**The County of Wellington
Planning Dept.**

DEC 29 2023

RE: **5525 Eighth Line, Town of Erin, ON**
Draft Plan of Subdivision and Zoning By-Law Amendment Applications
Z22/02 & Z3T-22022

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).

Per the request of the County, the changes to the draft plan include the revision of Block 31 to 9m in width, along with the extension of Street 'A' through the site. A comment to reduce total block lengths was addressed, creating several smaller blocks to accommodate dwellings, thus enabling the extension of Street 'A' through the middle of the site.

Further to recent discussions and as a follow up to the May 18, 2022 submission, we herewith submit the following updated plans and reports as part of our second submission of the above noted planning applications:

The following is enclosed with this application package:

- One copy of this cover letter;
- One copy of the response matrix;
- One copy of the proposed Draft Plan of Subdivision; and
- One copy of the proposed Zoning By-law Amendment.

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

- Geotechnical Report (DS Consultants);
- Functional Servicing and Stormwater Management Report (UrbanTech Consulting);
- Grading Plan (UrbanTech Consulting);
- Transportation Impact Study (RV Anderson Associates Limited);
- Environmental Impact Study (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.)

Comments relating to Urban Design will be completed at the detailed design phase following consultation with staff. 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 is satisfactory for your detailed review. 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 cesare@armstrongplan.ca or at extension 3004.

Regards,



Cesare Pittelli
Senior Planner, Project Manager