

June 30, 2022

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

Attention: Aldo Salis  
Planning Director of Wellington County

Re: **Application for Draft Plan of Subdivision**  
**2779181 Ontario Inc., Coscorp**  
**5552 Eighth Line**  
**Part of Lot 17, Concession 8**  
**Town of Erin**

Dear Mr. Salis,

We are pleased to submit this Draft Plan of Subdivision application for the above noted lands located at the intersection of Eighth Line and Dundas Street West in the Town of Erin.

Korsiak Urban Planning has been retained by Coscorp to assist in obtaining the necessary planning approvals in developing the subject lands. Coscorp is proposing to subdivide and rezone the subject lands to permit the construction of 426 dwellings. In total, the proposed development provides 426 residential units, as both detached dwellings and townhouses, achieving a net density of 17.85 units per hectare.

In order to permit the proposed development, a Draft Plan of Subdivision application and Rezoning application is required to implement the policies of the Town of Erin. The Rezoning application is being submitted concurrently to the Town of Erin.

In support of the application, we are pleased to enclose the following:

- 1 original and 8 executed copies of the Application for Draft Plan of Subdivision;
- 3 copies of the Public Consultation Application Form;
- 3 copies of the Parcel Register;
- 3 copies of the Property Deed;
- 3 copies of the Property Description;
- 3 copies of the Survey, prepared by R-PE Surveying Ltd., dated January 28, 2022;
- 3 copies of the Preliminary Elevation Drawings, prepared by Q4 Architects, dated May 26, 2022;
- 3 copies of the Landscape Plan, prepared by NAK Design Strategies, dated May 10, 2022;
- 3 copies of the Erosion Mitigation Assessment, prepared by Geomorphix, dated June 8, 2022;
- 3 copies of the Geotechnical Report, prepared by Shad & Associates, dated March 13, 2021;
- 3 copies of the Test Pit Investigation, prepared by Shad & Associates, dated January 18, 2021;
- 3 copies of the Functional Servicing and Stormwater Management Report, prepared by DSEL, dated June 2022, inclusive of;
  - Site Servicing Plan, prepared by DSEL, dated June 2022;

- Grading Plan, prepared by DSEL, dated June 2022;
- Erosion & Sediment Control Plan, prepared by DSEL, dated June 2022;
- 3 copies of the Phase 1 Environmental Site Assessment, prepared by Pinchin Ltd., dated June 24, 2021;
- 3 copies of the Hydrogeological Assessment, prepared by R.J. Burnside, dated June 2022;
- 3 copies of the Threats Disclosure Report, prepared by R.J. Burnside, dated June 2022;
- 3 copies of the Traffic Impact Analysis, prepared by RVA Associates Ltd., dated June 16, 2022;
- 3 copies of the Compatibility Study (Noise), prepared by HGC Engineering, dated June 10, 2022;
- 3 copies of the Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning;
- 3 copies of the Planning Justification Report, prepared by Korsiak Urban Planning, dated June 2022;
- 3 copies of the Urban Design Brief, prepared by NAK Design Strategies, dated June 2022;
- 3 copies of the Tree Inventory and Preservation Plan Report, prepared by Jackson Arboriculture Ltd., dated May 26, 2022;
- 3 copies of the Tree Inventory Study, prepared by Jackson Arboriculture Ltd., dated May 26, 2022;
- 3 copies of the Natural Heritage Evaluation (EIS), prepared by R.J. Burnside, dated June 2022;
- 3 copies of the Stage 1-2 Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated March 2022;
- 10 copies of the Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated June 6, 2022;
- 1 USB containing the aforementioned materials in electronic format;
- 1 cheque in the amount of \$40,930, payable to the County of Wellington; and
- 1 cheque in the amount of \$39,444.80, and 1 cheque in the amount of \$32,863, which combined total \$72,307.80, payable to Credit Valley Conservation.

In support of the Rezoning application, we have sent a cheque in the amount of \$105,600, payable to the Town of Erin, directly to the Town of Erin. Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

**KORSIAK URBAN PLANNING**



Terry Korsiak, MA, MCIP, RPP

Encl. Tom Baskerville