



PLANNING AND DEVELOPMENT DEPARTMENT
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July 18, 2025

NOTICE OF APPLICATION FOR APPROVAL OF A DRAFT PLAN OF CONDOMINIUM

To: All Commenting Authorities and Agencies

Re: Proposed Draft Plan of Condominium– File No. 23T-22004

Owner: 2779181 Ontario Inc., Coscorp

Location: Town of Erin - Part Lot 17, Concession 8 - Erin Village

The County of Wellington has received a revised draft plan and cover letter with explanation of the changes to Application No. 23T-22004 for 2779181 Ontario Inc. (Coscorp) see attached letter cover letter dated July 17, 2025 from Korsiak Urban Planning.

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Detached	1 -202	202	7.59
Street Townhouse	203 – 221	121	2.43
Medium Density Block	222, 223	104	2.88
Park	224		1.95
Natural Heritage System (NHS)	225 – 227		3.41
SWM Pond	228, 229		3.80
Open Space	230		0.11
Residential Reserve	231 – 236	7	0.34
0.3m Reserve	237 – 230		0.00
Road Widening	240		0.04
18m ROW (1531m)			2.84
20m ROW (214m)			0.44
23m ROW (523m)			1.22
Total	240	434	27.05

REVISIONS:

- Updates to show full lot fabric for single detached dwellings and townhouse dwellings
- The servicing block on the previous plan (Block 22) was added to the south Stormwater Management Pond Block (formerly Block 22, now Block 229) which resulted in an increase in area.
- Block 23 from the previous version has been removed and is now identified as a 10 metre wastewater servicing corridor within the north Storm Water Management Block (formerly Block 20, now Block 228), the Medium Density Block (formerly Block 15, now Block 222)

and NHS Block (formerly Block 16, now Block 226). An easement will be provided on Block 222.

- 0.3 metre reserves have been removed from 90-degree elbows
- The plan has been updated with 6 metre x 6 metre daylight triangles rather than roundings

OTHER RELATED APPLICATIONS

An Application for Rezoning has been applied for with the Town of Erin – File # Z22-06
Application for draft plan of subdivision 23T-22003 abutting property.

NOTE:

- 1) Your comments on the application are required on or before **AUGUST 1, 2025**.
- 2) If comments on the application are not received on or before this date, it will be assumed that you do not have any concerns in respect of this matter.
- 3) If additional time is required, please contact this office.

Please also send a copy of all responses to the local municipality, Town of Erin Clerk , nina.lecic@erin.ca and the agent, Korsiak Urban Planning c/o Terry Korsiak, email terry@korsiak.com

Sincerely,



Aldo L. Salis, MCIP, RPP
Director of Planning and Development

cc—Terry Korsiak, Korsiak Urban Planning
Joe Forte, Town of Erin Planning Director
Sarah Wilhelm, Manager of Policy Planning