



February 2, 2024

File No. 19274

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

Attn: Aldo Salis  
Director of Planning and Development

**Re: Application for Draft Plan of Subdivision and Zoning By-law Amendment  
Part of Lot 17, Concession 4, Sixth Line East, Ariss, Township of Guelph-Eramosa  
Will-O Homes**

Dear Aldo,

On behalf of our Client Will-O Homes we are pleased to submit an application for Draft Plan of Subdivision and Zoning By-law Amendment for the above noted parcel of land located within the Hamlet limits of Ariss, Township of Guelph-Eramosa. We had initially submitted in the fall of 2023. At that time the Township had some preliminary questions with the proposed lotting configuration adjacent to the existing Usshers Creek Subdivision. We have reviewed the comments with the Township and have adjusted the right-of-way width from 20 to 25m to accommodate additional space for a landscaped buffer.

The revised submission has been updated to reflect the wider right of way in the Draft Plan, Grading Plans, Functional Servicing Report and Stormwater Management Report.

The subject property was reviewed at a Pre-consultation meeting held on October 20, 2022. In support of the proposed development we have provided:

- Draft Plan of Subdivision Plan
- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Hydrogeological Assessment
- Archaeological Assessment
- Environmental Impact Study
- Site grading plans including erosion and sediment control
- Draft Plan of Subdivision Application Form and Fee
- Zoning by-law amendment form and fee (provided to Township)

**PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE**

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9  
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9  
gspgroup.ca

We look forward to working with the County and Township on this development application.

Sincerely,

**GSP Group Inc**

A handwritten signature in blue ink, appearing to read "Brandon Flewwelling". The signature is fluid and cursive, with the first name being the most prominent.

Brandon Flewwelling, MCIP, RPP  
Associate, Senior Planner

cc. Kevin Smith - Will-O Homes