



**Date:** August 1, 2024

**To:** Meagan Ferris – County of Wellington  
Amanda Roger – Township of Guelph-Eramosa

**From:** Brandon Flewwelling – GSP Group Inc.

**Re:** Sixth Line Ariss – Application for Draft Plan of Subdivision & Zoning By-law Amendment

Further to the first submission comments provided in May 2024 we have worked closely with Township Staff and their consulting engineers to refine the initial submission and to address comments received.

The Draft Plan has been updated to reflect a request to provide a park block, amend the alignment of the new public street (adjust the curve in the road crossing the Kurtz Drain) and to redistribute the proposed residential lots.

The Draft Plan now proposes:

| Land Use        | Block/Lot | Area (ha)   | # of Units |
|-----------------|-----------|-------------|------------|
| Single Detached | 1-16      | 6.30        | 16         |
| Open Space      | 17        | 0.01        | N/A        |
| Roads           | N/A       | 1.05        | N/A        |
| Park            | 18        | 0.41        | N/A        |
| Reserve         | 19-20     | 0.00        | N/A        |
| <b>Total</b>    | <b>20</b> | <b>7.79</b> | <b>16</b>  |

To accommodate the proposed Draft Plan as designed a Zoning By-law Amendment is required. Site-specific zoning regulations as noted below for lot area will be required:

| Regulation           | Required   | Minimum Provided | Site Specific Regulation required: |
|----------------------|------------|------------------|------------------------------------|
| Minimum Lot Area     | 4000 sq. m | 3578 sq. m       | Yes                                |
| Minimum Lot Frontage | 30 m       | 43.5 m           | No                                 |

In support of the resubmission the following documents have been updated and submitted.

- Revised Draft Plan
- Engineering Drawings (GM BluePlan Engineering Limited, Revision No. 3, dated 2024/07/24)
- Kurtz Municipal Drain Drawings (GM BluePlan Engineering Limited, Revision No. 3, dated 2024/07/24)
- Hydrogeological Report (GM BluePlan Engineering Limited, dated July 2024)
- Functional Servicing and Stormwater Management Report (GM BluePlan Engineering Limited, dated July 2024)
- HEC-RAS Modelling Files - updated 2024 Floodplain Analysis for Kurtz Municipal Drain
- Floodplain Analysis Report (GM BluePlan Engineering Limited, dated July 2021)
- HEC-RAS Modelling Files – 2021 Floodplain Analysis for Kurtz Municipal Drain.
- MIDUSS Modelling Files – 2021 Hydrologic Analysis for Kurtz Municipal Drain.

We trust the submitted materials are sufficient to proceed with a review of the application and to advance to a Public Meeting and subsequent Council meetings. The Draft Plan will be subject to detailed design following draft plan approval.

Please review the submitted materials. Should you wish to coordinate a review meeting with our Project Team we would be happy to coordinate and discuss the submitted materials.

**GSP Group Inc.**



Brandon Flewwelling, MCIP, RPP  
Development Planning Manager

cc. Kevin Smith – Will-O Homes