



The County of Wellington
Planning Dept.

DEC 05 2025

Matthew Cory
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November 21, 2025

MGP File: 22-3192

Brett Salmon, MCIP, RPP
Managing Director of Planning and Development
Township of Centre Wellington
1 MacDonald Square
Elora ON, N0B 1S0

Dear Mr. Salmon:

**RE: Letter of Transmittal – Zoning By-law Amendment & Draft Plan of Subdivision
Cachet Developments (Elora) Inc.
7581 Nichol Road 15, Township of Centre Wellington**

Malone Given Parsons Ltd. (“MGP”) represents Cachet Developments (Elora) Inc. (“Elora Sands”), owner of the property municipally known as 7581 Nichol Road 15 in the Township of Centre Wellington (the “Subject Lands”). On behalf of Elora Sands, MGP is pleased to submit the enclosed applications and supportive materials for a proposed Draft Plan of Subdivision and an enabling Zoning By-law Amendment. This application is made subsequent to, and in relation to official plan amendment applications (County File No.: OP-2025-06 and Township File No.: OP003-2025).

As described in greater detail in the enclosed materials, the proposed Draft Plan of Subdivision and Zoning By-law Amendments are intended to facilitate a proposed development of the lands located at 7581 Nichol Road 15 in the Township of Centre Wellington. The proposed development is comprised 388 single detached units, 203 townhouse units, a seniors housing block totaling, two (2) Park blocks totalling 1.82 ha, three (3) Storm Water Management blocks totaling 4.53 ha, a pumping station totaling 0.33 ha, and associated local roads/public right-of-ways with widths of 18.0 metres.

As detailed in the Planning Opinion Report prepared by MGP, dated November 2025, the proposed draft plan of subdivision and the enabling zoning by-law amendment represent a well-coordinated and sustainable development approach that balances residential, recreational, and environmental considerations while optimizing land use and infrastructure.

In support of this application, please find the enclosed following submission items:

- 1) Executed Township Zoning By-law Amendment & Draft Plan of Subdivision Application Forms, signed in October 2025;
- 2) A Planning Opinion Report prepared by Malone Given Parsons Ltd., dated November 2025;
- 3) A Draft Plan of Subdivision prepared by Malone Given Parsons Ltd., dated August 27, 2025;
- 4) A Draft Zoning by-law Amendment prepared by Malone Given Parsons Ltd.;
- 5) A Functional Servicing Report, prepared by MTE, dated November 4, 2025;
- 6) A Stormwater Management Report, prepared by MTE, dated November 4, 2025;

- 7) A Transportation Impact Study prepared by Paradigm, dated July 2025;
- 8) A Supplemental Groundwater Data Memo, prepared by Soil-Mat Engineers, dated September 22 2025;
- 9) An Environmental Impact Study prepared by Beacon Environmental, dated November 6, 2025;
- 10) A Hydrogeological Summary Letter prepared by Soil-Mat Engineers, dated September 22, 2025
- 11) A Fluvial Geomorphology Assessment and Erosion Mitigation Analysis prepared by GeoMorphix, dated October 31, 2025

The following cheques are submitted as part of this application, made payable to the Township of Centre Wellington:

- A cheque totalling \$16,847.00 for the Township Zoning By-law Amendment Application (subject to a \$12,000.00 deposit);
- A cheque totaling \$45,380.00 for the Township Draft Plan of Subdivision Application (subject to a \$12,000.00 deposit).

Digital copies of the submission materials are being provided via email. We look forward to working through the approval process with you. Should you have any questions or require additional information, please contact me at 905.513.0170 ext. 116

Yours very truly,

Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP
Partner

cc: client