



SHAPING GREAT COMMUNITIES

March 23, 2022

File No. 21061

Wellington County
Planning and Development Department
74 Woolwich Street
Guelph, Ontario
N1H 3T9

The County of Wellington
Planning Dept.

MAR 23 2022

Attn: Aldo Salis, Planning Director

**Re: Clair Ridges Subdivision
Redline Revision to Draft Plan of Subdivision and Rezoning Resubmission**

GSP Group is pleased to provide this resubmission package for the redline revision of the existing draft plan of subdivision for the lands between Toronto Street and Prospect Street also known as the Clair Ridges Subdivision in the Town of Minto (the "Subject Lands"). A public meeting was held for the application on September 7th, 2021, the outcomes of which directed that a Traffic Impact Study to be completed to determine if a second access is required to accommodate the increased traffic resulting from the additional density proposed. This study was prepared and submitted to the County and Town on December 17th, 2021. Although the study demonstrated adequate capacity within the area roadways and that a second access is not warranted from a traffic operations perspective, through further discussions with Town and County staff it was directed that a second access point to would be required by opening the Derby Street road allowance. It is understood that the full municipal standard is required for the road extension and that the Town prefers this roadway be signed as one-way out of the development.

Based on the above, the following revisions have been made to the Draft Plan:

- Derby Street has been extended onto the Subject Lands.
- Number of proposed units decreased to 39 from 40, as one single-detached lot was removed to accommodate the Derby Street extension.
- The 0.3 m reserve (block 33) and servicing walkway (block 32) have been removed, as they are no longer required due to the road connection.
- Re-sized the block 7 to 10 frontages to accommodate the road extension.

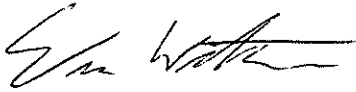
The required application fee payment has been made under separate cover. I trust the enclosed is sufficient to proceed with the scheduling of a second public meeting at the April 19th Council meeting.

Please don't hesitate to contact me if you have any questions or require further information.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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gspgroup.ca

Sincerely,
GSP Group Inc.

A handwritten signature in black ink, appearing to read 'Evan Wittmann', with a stylized, flowing script.

Evan Wittmann
Planner

cc. Steve Weber, GSP Group
Bobby Patel, Galaxy Fine Homes
Terry Kuipers, Town of Minto
Ashley Sawyer, Town of Minto