



SHAPING GREAT COMMUNITIES

June 22nd, 2021

File No. 21061

74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attn: Terry Kuipers / Curtis Marshall

**Re: Clair Ridges Subdivision
Zoning By-law Amendment and Redline Revision Application**

GSP Group is the planning consultant to Galaxy Fine Homes who are in the process of purchasing the lands between Toronto Street and Prospect Street also known as the Clair Ridges Subdivision in the Town of Minto (the "Subject Lands"). Our client proposes to increase the number of lots and dwellings on the existing Draft Plan of Subdivision, which will require a Zoning By-law Amendment and redline revisions to the Draft Plan.

The Subject Lands are currently zoned R1B in Zoning By-law 01-86. It is proposed that this be changed to the R2 Zone in order to permit semi-detached built forms and single-detached dwellings with a 12-metre frontage. Semi-detached dwellings and 12-metre frontage single-detached lots are permitted as-of-right in the R2 Zone. The rezoning application would largely be technical, as the concept plan anticipates that no exceptions or special provisions would need to be included for the future build out of the subdivision. The proposed revision provides 24 single-detached dwellings and 16 semi-detached dwellings for a total of 40 dwelling units.

In support of the application, and based on the pre-consultation meeting held on DATE, the following materials have been prepared and submitted:

- Zoning By-law Amendment application form;
- Public Consultation Strategy;
- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Servicing technical memo;
- Redline Revision to the draft plan of subdivision; and,
- Application fees:

**The County of Wellington
Planning Dept.**

JUL 05 2021

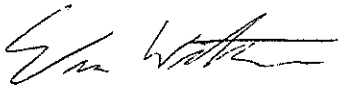
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162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

- \$3,000 Subdivision admin fee (payable to the Town)
- \$10,000 deposit (payable to the Town)
- \$9,000 Zoning By-law Amendment Application fee (payable to the Town)
- \$8,610 County Revision fee (payable to the County)

I trust the enclosed is sufficient to proceed with the scheduling of the statutory public meeting at your earliest convenience. Please don't hesitate to contact me if you have any questions or require further information.

Sincerely,
GSP Group Inc.



Evan Wittmann
Planner