



J. D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS

August 7th, 2024

Project: 17-14-384-01

Mr. Aldo Salis
Director of Planning and Development
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

**The County of Wellington
Planning Dept.**

Dear Mr. Salis:

AUG 08 2024

**Re: Proposed Official Plan Amendment
And Draft Plan of Subdivision Plan
East Ridge Landing – Phase 5
Township of Wellington North (Arthur)
Owner: 2073022 Ontario Limited**

Please find enclosed an application for approval of an Official Plan Amendment and a Draft Plan of Subdivision on lands identified as Phase 5 of the East Ridge Landing subdivision.

2073022 Ontario Inc. owns land located in the Township of Wellington North within Arthur Urban Centre. The property is described as Part of Lot 1, Concession 1, geographic Township of West Luther, Township of Wellington North, more particularly described as Parts 5 and 6, according to Reference Plan 61R-21786.

It is the owners' intention amend the County's Official Plan land use designation (Schedule B6-2) on the subject lands from Future Development to Residential and to create a plan of subdivision that will accommodate a mixed density residential development.

The local owner purchased the East Ridge Landing property which included 20.2 hectares (50 acres) of land in 2005. Since that time, he received draft plan approval and zoning by-law amendments for Phases 1 through 4. Phases 1 through 4 have been serviced and the lots are almost completely built out. Phase 1 also included the dedication of 2.152 hectares (5.34 acres) of land for a neighbourhood park. The size of the parkland dedication was based on the full development of the East Ridge Landing property, including Phases 1 through 5. In addition, Phase 1 included 1.52 hectares (3.8 acres) of land for a stormwater management pond which was designed and constructed to service all 5 phases of the development.

The Phase 5 draft plan of subdivision will create 55 units including:

- 18 single detached residential lots;
- 6 semi-detached residential lots (12 units); and
- 25 on-street townhouse units located in a total of 5 blocks.

In addition to the residential component of the subdivision, the plan also includes the extensions of Schmidt Drive, through Phase 5 and the extension of Walsh Street, through Phase 5 and connecting to the abutting southerly property providing connectivity to future development on lands to the south. Finally, the plan includes a walkway along the easterly boundary of the East Ridge Landing community connecting with a neighbourhood park in the northerly part of the site as well as accommodating connectivity with future development of lands to the south.

In support of this application the following plans and reports are included:

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com

- County application fee in the amount of \$38,790.00 (\$18,900 for OPA + 19,890 (\$12,740 + 130/unit x55))
- Completed OPA application
- Completed Subdivision Application Form
- 4 copies of the draft plan of subdivision
- 1 copy of the Functional Servicing Report by K.J. Behm & Associates), dated July 2024
- 1 copy of the Planning Impact Assessment by J.D. Barnes Limited, dated June 2024
- 1 copy of the Servicing Plans
- 1 copy of the registered deed
- 1 copy of the Drinking Water Source Protection Screening Form
- 1 copy of the Public Consultation Strategy
- 1 copy of the Property Owner's circulation list

This information will also be provided digitally.

Please advise if this submission meets your requirements for a "complete application". Thank you for your attention to this matter.

Yours very truly,

J.D. BARNES LIMITED

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)



Nancy Shoemaker, BAA, RPP

Attachments

Copy: James Coffey, 2073022 Ontario Inc.
Tammy Pringle, Township of Wellington North