



SHAPING GREAT COMMUNITIES

Transmittal

To: County of Wellington
Planning Dept.
74 Woolwich Street
Guelph ON N1H 3T9

Date: January 24, 2025

Attn: Curtis Marshall, MCIP, RPP
Manager of Development Planning

Re: Applications for Draft Plan of Subdivision, Official Plan Amendment and
Zoning By-law Amendment
211 Eliza Street & 8014 Wellington Road 109, Arthur, Twp. of Wellington North
Sarah Properties Inc.

On behalf of our client Sarah Properties Inc. we are pleased to submit applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for their property located at 211 Eliza Street and 8014 Wellington Road 109, Arthur.

In support of the applications we have prepared a number of background reports and documents as identified through a pre-consultation meeting and on-going discussions with County and Township Staff. Please find enclosed:

- Application for Draft Plan of Subdivision;
- Application for Official Plan Amendment;
- Application for Zoning By-law Amendment;
- Draft Plan of Subdivision Plan;
- Planning Justification Report;
- Environmental Impact Statement;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Assessment;
- Geotechnical Study;
- Archaeological Impact Assessment;
- Environmental Site Assessment

A complete digital submission of the attached materials as been submitted via email to your attention.

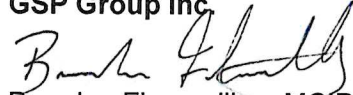
PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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We look forward to working with the County on these applications and are available to answer any questions you may have as you begin your review of the above submitted material.

Yours truly,

GSP Group Inc.



Brandon Flewwelling, MCIP, RPP
Development Planning Manager

Encl.

c.c.: Mr. Walter Broos – Sarah Properties Inc.