

March 7, 2025

MGP File: 22-3192

Meagan Ferris, Manager of Planning and Environment  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Dear Ms. Ferris:

**RE: Letter of Transmittal – County of Wellington Official Plan Amendment  
Elora Sands Development Inc.  
7581 Nichol Road 15 and 6574 Gerrie Road, Township of Centre Wellington**

Malone Given Parsons Ltd. (“MGP”) represents Elora Sands Developments Inc. (“Elora Sands”), owner of the property municipally known as 7581 Nichol Road 15 in the Township of Centre Wellington (“Elora Sands Lands”). Elora Sands is working jointly with the landowner located immediately south of the Elora Sands Property (6574 Gerrie Road). Collectively, these two parcels are referred to herein and throughout the application materials as the “Subject Lands”, and are the subject of this settlement boundary expansion request.

On behalf of Elora Sands, MGP is pleased to submit an application for a County Official Plan Amendment (COPA) to facilitate a settlement area boundary expansion and the future development of the Subject Lands. It should be noted that we have submitted a concurrent Official Plan Amendment application to the Township of Centre Wellington.

The requested expansion is based on the demonstrated need for additional Community Area lands within the County of Wellington, and specifically the Township of Centre Wellington, to accommodate growth to 2051, as identified in MGP’s Land Needs Assessment (LNA). Our analysis, which utilizes the Ministry of Finance’s updated population projections, concludes that approximately a minimum of 351 hectares of additional Community Area land is required in the Township of Centre Wellington to meet growth forecasts (with an additional minimum 100 hectares to accommodate displaced growth from Guelph). The Subject Lands, comprising approximately 67 gross developable hectares, represent a logical and appropriate area for this expansion.

The proposed OPAs seeks to bring the Subject Lands into the settlement area and redesignate them for urban uses to facilitate the future development of 1,364 total residential units, including a mix of low- and medium-density housing forms and 118 seniors’ residence units. The accompanying Concept Plan demonstrates how the Subject Lands can accommodate growth in a compact, efficient, and transit-supportive manner while ensuring appropriate transitions to existing residential areas. The development will contribute to the creation of a complete community, providing a diverse range of housing options, expanding parkland, and maintaining key natural heritage features.

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

- 1) Completed County Official Plan Amendment Application Form
- 2) A Planning Opinion Report (including Land Needs Assessment) prepared by Malone Given Parsons Ltd., dated March 2025;
- 3) Conceptual Development Plan prepared by Malone Given Parsons Ltd., dated March 2025;
- 4) Draft County Official Plan Amendment
- 5) Draft Local Official Plan Amendment
- 6) A Functional Servicing Report, prepared by MTE, dated March 2025;
- 7) A Preliminary Stormwater Management Strategy (including Floodplain Study), prepared by MTE, dated March 2025;
- 8) A Transportation Impact Study prepared by Paradigm, dated January 2025;
- 9) An Environmental Impact Study prepared by Beacon Environmental, dated March 2025;
- 10) An Agricultural Impact Assessment prepared by MHBC Planning, dated March 2025;
- 11) Fiscal Impact Study prepared by Keleher Planning & Economic Consulting Inc., dated March 2025;
- 12) Preliminary Hydrogeological Assessment prepared by Soil-Mat Engineers, dated July 2022
- 13) Supplemental Groundwater Summary, prepared by Soil-Mat Engineers, dated August 2024
- 14) Preliminary Geomorphological Assessment prepared by GeoMorphix, dated February 2025
- 15) Aggregate Resource Potential Memo prepared by Soil-Mat Engineers, dated February 2025

A cheque in the amount of \$42,990 is being submitted for the Official Plan Amendment application, in accordance with the fees outlined on the County of Wellington planning fee website.

Digital copies of the submission materials are being provided via email, however physical copies can be provided as well on request. 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.**



cc: client

**Matthew Cory, MCIP, RPP, PLE, PMP (HE/HIM)**