



PLANNING
URBAN DESIGN
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ARCHITECTURE

August 10, 2023

Chantalle Pellizzari
Development Coordinator
Township of Centre Wellington
1 MacDonald Square
Elora, ON
N0B 1S0

Dear Ms. Pellizzari:

**RE: 350 WELLINGTON ROAD 7, CENTRE WELLINGTON
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT RESUBMISSIONS
TOWNSHIP FILE: OP 001-22 & RZ 017-22
OUR FILE: 2216B**

Further to the Official Plan and Zoning By-law Amendment Resubmission submitted on May 3, 2023, we are pleased to submit the following updated materials (digital copies) that support a revised proposal for an OPA and ZBA to permit a townhome community on the Subject Lands.

In support of our resubmission, please find enclosed digital copies of the following Plans and Reports/Studies:

1. Comment Response Matrix;
2. Concept Plan prepared by MHBC, dated July 21 2023;
3. Phasing Plan prepared by MHBC, dated July 21 2023;
4. Landscape Concept Plan prepared by Schollen & Company Inc., dated July 21, 2023;
5. Engineering Plans prepared by MTE Consultants Inc., dated August 9, 2023, including:
 - Functional Grading Plan #1 (C2.1);
 - Functional Grading Plan #2 (C2.2);
 - Functional Grading Plan #3 (C2.3);
 - Functional Servicing Plan #1 (C2.4);
 - Functional Servicing Plan #2 (C2.5);
 - Functional Servicing Plan #3 (C2.6);
6. Functional Servicing and Stormwater Management Report prepared by MTE Consultants Inc., dated August 9, 2023;
7. Traffic Impact Study prepared by JD Northcote Engineering Inc., revised July 26, 2023;
8. Hydrogeological Report Response Letter prepared by Grounded Engineering, dated August 1, 2023.

The above Plans and Studies/Reports have been revised to address all City and Agency comments as indicated in the attached Comment Response Matrix.

The proposal for the Subject Lands is similar to the previous submission and would provide a mixed townhome Community. The key revisions include the deletion of the northerly access point to reduce the number of access points to/from Wellington Road 7 from 3 to 2, with exception that space has been reserved for a future right-in/right-out if permitted as part of the Site Plan Approval process. In addition, the middle access point has been relocated northerly to line up with South Street on the opposite side of Wellington Road 7. This results in the reconfiguration of the proposed townhouse blocks and increases the number of townhouse blocks from 34 to 35, while decreasing the total number of residential townhouse units from 273 units to 271 units, at a density of 60.2 units per hectare (24.6 units per acre).

The Phasing Plan being submitted is conceptual in nature and in no way indicates how the proposal will be phased. This Plan identifies only one way of many for how the proposal can be phased to show that phasing can be implemented, if required. However, there are numerous other ways that this proposal can be phased. As previously indicated, the intent is to fully build this project out at one time.

We trust that the enclosed materials and responses now satisfy the County, Township, and Agency comments however should you have any questions or comments please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Urban Designer | Planner



Mariusz Jastrzebski, BURPI, MCIP, RPP
Associate | Planner