

June 30, 2022

Corporation of the Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0

Attention: Tanjot Bal
 Senior Planner

Re: **Application for Rezoning
2779181 Ontario Inc., Coscorp
5552 Eighth Line
Part of Lot 17, Concession 8
Town of Erin**

Dear Ms. Bal,

We are pleased to submit this Rezoning application for the above noted lands located at the intersection of Eighth Line and Dundas Street West.

Korsiak Urban Planning has been retained by Coscorp to assist in obtaining the necessary planning approvals in developing the subject lands. Coscorp is proposing to subdivide and rezone the subject lands to permit the construction of 426 dwellings. In total, the proposed development provides 426 residential units, as both detached dwellings and townhouses, achieving a net density of 17.85 units per hectare.

In order to permit the proposed development, a Draft Plan of Subdivision application and Rezoning application is required to implement the policies of the Town of Erin. The Draft Plan of Subdivision application is being submitted concurrently to the County of Wellington.

In support of the application, we are pleased to enclose the following:

- 1 original executed Application for Zoning By-law Amendment;
- 1 digital copy of the Application Submission Checklist, dated October 29, 2020;
- 1 digital copy of the Parcel Register;
- 1 digital copy of the Property Deed;
- 1 digital copy of the Property Description;
- 1 digital copy of the Survey, prepared by R-PE Surveying Ltd., dated January 28th, 2022;
- 1 digital copy of the Preliminary Elevation Drawings, prepared by Q4 Architects, dated May 26, 2022;
- 1 digital copy of the Landscape Plan, prepared by NAK Design Strategies, dated May 10, 2022;
- 1 digital copy of the Erosion Mitigation Assessment, prepared by Geomorphix, dated June 8, 2022;
- 1 digital copy of the Geotechnical Report, prepared by Shad & Associates, dated March 13, 2021;
- 1 digital copy of the Test Pit Investigation, prepared by Shad & Associates, dated January 18, 2021;
- 1 digital copy of the Functional Servicing and Stormwater Management Report, prepared by DSEL, dated June 2022, inclusive of;

- Site Servicing Plan, prepared by DSEL, dated June 2022;
- Grading Plan, prepared by DSEL, dated June 2022;
- Erosion & Sediment Control Plan, prepared by DSEL, dated June 2022;
- 1 digital copy of the Phase 1 Environmental Site Assessment, prepared by Pinchin Ltd., dated June 24, 2021;
- 1 digital copy of the Hydrogeological Assessment, prepared by R.J. Burnside, dated June 2022;
- 1 digital copy of the Threats Disclosure Report, prepared by R.J. Burnside, dated June 2022;
- 1 digital copy of the Traffic Impact Analysis, prepared by RVA Associates Ltd., dated June 16, 2022;
- 1 digital copy of the Compatibility Study (Noise), prepared by HGC Engineering, dated June 10, 2022;
- 1 digital copy of the Draft Zoning By-law Amendment, prepared by Korsiak Urban Planning;
- 1 digital copy of the Planning Justification Report, prepared by Korsiak Urban Planning, dated June 2022;
- 1 digital copy of the Urban Design Brief, prepared by NAK Design Strategies, dated June 2022;
- 1 digital copy of the Tree Inventory and Preservation Plan Report, prepared by Jackson Arboriculture Ltd., dated May 26, 2022;
- 1 digital copy of the Tree Inventory Study, prepared by Jackson Arboriculture Ltd., dated May 26, 2022;
- 1 digital copy of the Natural Heritage Evaluation, prepared by R.J. Burnside, dated June 2022;
- 1 digital copy of the Stage 1-2 Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated March 2022;
- 1 digital copy of the Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated June 6, 2022; and
- 1 cheque in the amount of \$105,600, payable to the Town of Erin.

In support of the Subdivision application, we have sent a cheque in the amount of \$40,930 payable to the County of Wellington and two cheques totaling \$72,307.80, one for \$39,444.80 and one for \$32,863, payable to Credit Valley Conservation. These cheques have been sent directly to the County of Wellington with the physical Subdivision application supporting materials. Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Terry Korsiak, MA, MCIP, RPP

Encl. Tom Baskerville