

July 25, 2023

MGP File: 23-3268

Township of Centre Wellington  
1 MacDonald Square  
Elora, ON N0B 1S0via email: [BSalmon@centrewellington.ca](mailto:BSalmon@centrewellington.ca)**Attention: Mr. Brent Salmon**  
**Managing Director of Planning**

Dear Mr. Salmon:

**RE: Applications for Zoning By-law Amendment and Draft Plan of Subdivision**  
**Cachet Developments (Elora) Inc.**  
**Part of Lot 16, Concession 11, Centre Wellington, ON**  
**Township File Nos. 23T-22005/ZBA RZ14-2022**

Malone Given Parsons Ltd. has been retained as the land use planners for Cachet Developments (Elora) Inc., owners of 12.5 hectares (30 acres) of land south of Woolwich Street East and west of Irvine Street in the Township of Centre Wellington (“Subject Lands”).

The proposed development has been revised to address the comments the consultant team heard from the Township, County, agencies, and the public. Cachet Developments is continuing to propose a range of housing options consisting of single-detached dwellings and townhouses, with larger compact singles proposed along the southern property line to provide an appropriate transition to the existing singles. The proposed development is composed of 155 single-detached dwellings, 47 street townhouse dwellings, and 84 lane access townhouse dwellings (total of 286 units).

The development continues to propose a stormwater management facility on the Elora Sands property immediately east of the Subject Lands (lands that Cachet Development also owns), which will provide an efficient stormwater management solution for both the Subject Lands and the Elora Sands lands. This coordinated stormwater management approach will promote and deliver an efficient use of land and resources.

In response to comments received, the proposed development has been revised to:

- Remove the linear park on the northern property line and provide a larger centrally located park (0.64ha) that is accessible to existing and future residents;
- Remove the open space block on the western side of the property and instead replace it with a restrictive easement to continue to protect the wooded feature to the west;
- Provide rear lane access townhouses along Irvine Street to provide a different unit type; and,
- Remove the Clegg Road connection point and replaced it with a walkway to continue

to facilitate access from the subdivision to the south. The existing Marr Drive stub is still maintained for vehicular access.

Further to the original submission (July 21, 2022), enclosed please find the most current submission package that addresses the comments received. In support of the application, please find:

- Submission cover letter (this letter);
- 1<sup>st</sup> Submission Comment Response Matrix
- Revised Draft Zoning Bylaw Amendment
- Revised Draft Plan of Subdivision
- Revised Functional Servicing Report
- Revised Preliminary Stormwater Management Report
- Transportation Impact Study Addendum
- Revised Environmental Impact Study
- Revised Arborist Report
- Revised Planning Opinion Report

We look forward to discussing this project with you and moving this application through the approval process. Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**  
**Principal**