

October 25, 2017

**Re: Your Invitation to Participate in a Plan of Subdivision Application (30T-17502)
Ferris Drive, Wellesley (Block 53, Registered Plan 58M-379, Pt. Lot 4, Plan 622 and Pt 1,
RP58R-17959)
TOWNSHIP OF WELLESLEY**

Dear Property Owner,

TAKE NOTICE that the Township of Wellesley has received a request from the Regional Municipality of Waterloo to give Notice of Application and hold a Public Meeting for a proposed **Plan of Subdivision** for Lotco II Ltd. pursuant to Section 51 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended.

The Public Meeting to discuss this application will be held on:

Tuesday, December 5, 2017 at 6:45 pm
at the Township Council Chambers
4805 William Hastings Line, Crosshill

At this meeting, members of Township Council will listen to any comments or presentations in favour of and/or in opposition to the application.

DESCRIPTION OF THE PROPOSED PLAN OF SUBDIVISION:

Regional File No.:	30T-17502
Location:	Ferris Drive, Block 53, Registered Plan 58M-379, Pt. Lot 4, Plan 622 and Pt 1, RP58R-17959
Lot size:	1.93 ha (4.76 acres)
Owner/Applicant:	Lotco II Ltd.

The Owner/Applicant, Lotco II Ltd., had previously received draft plan approval for a plan of condominium on these lands for 3 single-detached homes, 32 semi-detached homes, and 13 townhouse units (total of 48 dwelling units). Lotco II Ltd. is not proceeding with this condominium development and has changed the development plan to a plan of subdivision with 32 single-detached dwellings. Three of the proposed lots will front onto Ferris Drive, while the remaining 29 lots will have frontages onto a proposed municipal street (shown as Galena Street on the Draft Plan of Subdivision attached). This road is planned with a width of 20.0 meters. The subject lands are located in the Wellesley Urban Area on the north side of Ferris Drive, West of Greenwood Hill Road.

The subject land is designated Urban Residential (UR) under the Township Official Plan. The property is also zoned Urban Residential with three different sets of regulations (UR, UR-14, and UR-15) applying to different parts of the site. These different regulations were put in place to support the previous condominium development. Notwithstanding these separate regulations, the subdivision is being designed for single-detached dwellings and conforms to all of the zoning by-law requirements for these zones.

PLEASE NOTE:

Any persons may attend the Public Meeting and make written and/or verbal representation either in support of or in opposition to the proposal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Regional Municipality of Waterloo to the Ontario Municipal Board.

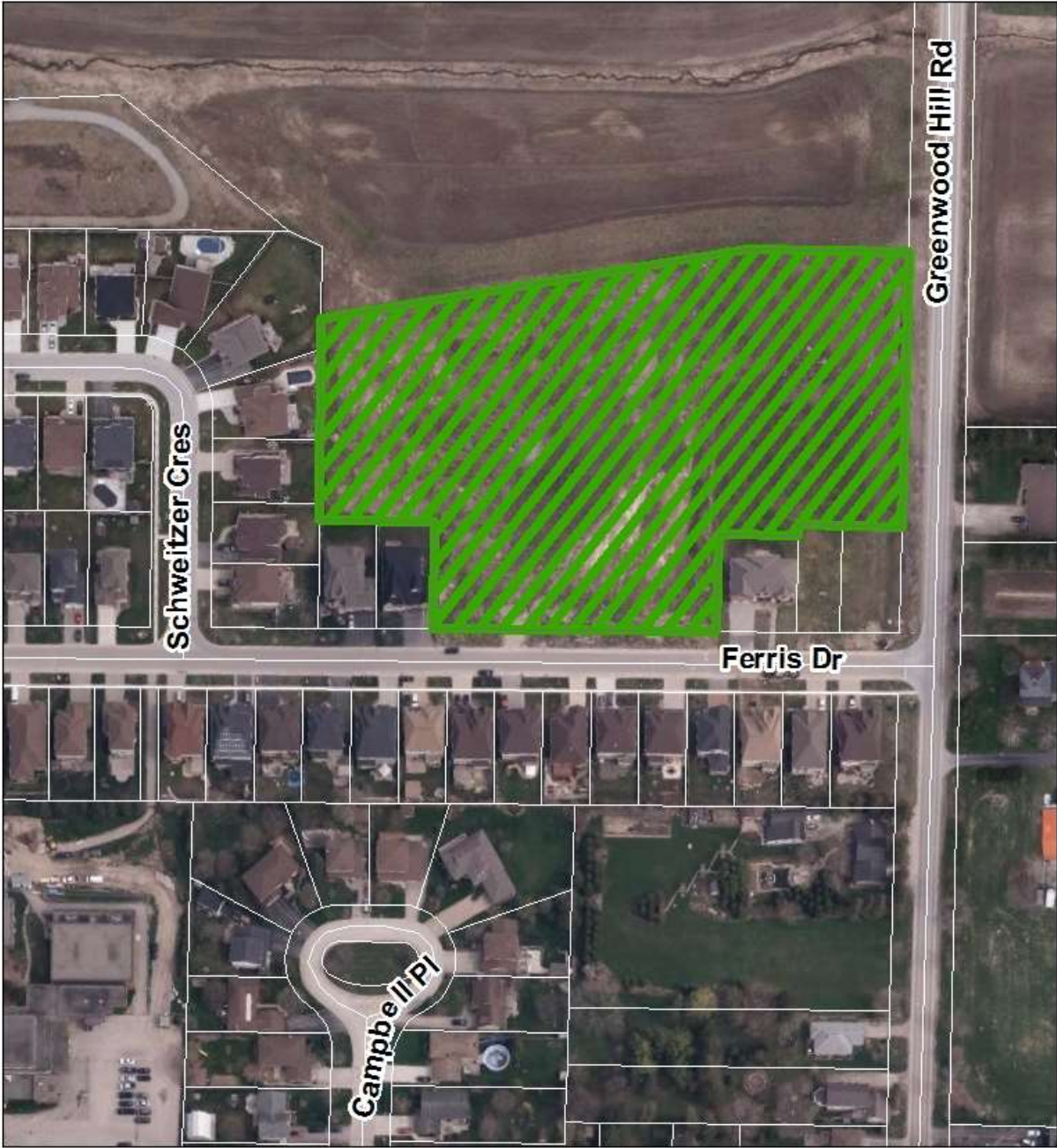
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Waterloo in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.


If you wish to be notified of the decision of the Regional Municipality of Waterloo in respect of this proposed plan of subdivision, you must make a written request to the Regional Municipality of Waterloo (address below).

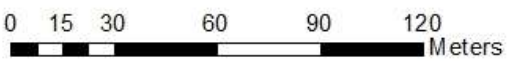
Additional information relating to the proposed application is available for inspection from Monday-Friday, between 9:00 am and 4:00 pm at the Office of the Township of Wellesley and/or at the Office of the Regional Municipality of Waterloo. Contact information is as follows:

Township of Wellesley	Regional Municipality of Waterloo
Geoff VanderBaaren 4639 Lobsinger Line St. Clements, ON, N0B 2M0 Tel: 519.699.3952 FX: 519.699.4540 Email: gvanderbaaren@wellesley.ca	Planning, Development and Legislative Services (Jane Gurney) 8 th Floor, 150 Frederick Street, Kitchener, ON, N2G 4J3 Tel: 519-575-4500 Ext. 3454 Email: jgurney@regionofwaterloo.ca

Property Location



 Ferris Drive (Block 53, Registered Plan 58M-379)



Plan of Subdivision Application 30T-17502

