

November 6, 2017

Ms. Ruchika Angrish
County of Brant
66 Grand River Street North
Paris, ON
N3L 2M2

Dear Ms. Angrish:

**RE: Area Study Update – Nith Peninsula
OUR FILE 14196F**

On behalf of our client, Losani Homes, we are pleased to submit an updated Area Study for Nith Peninsula dated November 2017, as well as the final Financial Impact Analysis report for consideration for adoption by City Council. A final plan of subdivision, dated October 31, 2017, is also provided for County review and circulation for agency comment.

The updated Area Study reflects modifications as requested through the previous review by County staff. This includes modifications to park areas and the mix and density of uses. The updated Area Study includes revised figures and graphics as they relate to traffic and pedestrian circulation and the mix of land uses and densities. Further, Altus Group prepared a Financial Impact Analysis which is summarized in Section 5.4 of the Area Study.

In general, the intent to develop the lands with a mixture of residential housing forms respects the findings and recommendations associated with the natural environment and implement the principles related to servicing and stormwater management and remains consistent with the approach undertaken previously by the County and agencies.

In support of this submission, we have enclosed the following:

- Ten (10) copies of the Area Study dated November, 2017;
- Five (5) copies of the Altus Financial Impact Analysis; and
- Ten (10) copies the plan of subdivision, dated October 31, 2017.

Please confirm your receipt of this correspondence and that the County will proceed to schedule a Council meeting before the end of the year, to adopt the Area Study. Alternatively, we would be pleased to coordinate with the County to appear as a delegation at Council.

Please feel free to call with any questions.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'DWA', followed by a long horizontal line extending to the right.

David W. Aston, MSc, MCIP, RPP

DA: wc

Encl.

Cc: Lorraine Roberts, Fred Losani, William Liske, Scott Llewellyn