

November 10, 2021

Mr. Aldo Salis  
Director of Planning & Development  
County of Wellington  
74 Woolwich Street  
Guelph, ON N1H 3T9

Dear Mr. Salis

**RE: Draft Plan of Condominium Application, Block 141, Haylock Subdivision  
133 South River Road, Township of Centre Wellington (Elora)  
OUR FILE: 1285I**

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On behalf of our client, Haylock Farm Ltd., we are pleased to provide an application for a Draft Plan of Condominium with respect to the lands known as Block 141, 133 South River Road, Township of Centre Wellington (the 'subject lands').

The proposed draft Plan of Condominium application is required to facilitate the creation of common element condominium on the subject lands. The common element includes a private internal road network, pedestrian walkways, visitor parking spaces and landscaped areas. Following draft plan approval, a Part Lot Control application will be submitted to create Parcels of Tied Land (POTLs).

In support of this application, we have enclosed copies of the following:

- One (1) original and eight (8) copies of the signed Plan of Condominium Application Form;
- Ten (10) copies of the Draft Plan of Common Elements Condominium, prepared by Van Harten Surveying Inc., dated November 4, 2021;
- Three (3) copies of the plans and reports approved through the site plan process including:
  - Site Plan, prepared by MHBC Planning, dated May 20, 2021;
  - Engineering Plans, prepared by MTE Consultants Inc., dated June 29, 2021, including:
    - Existing Conditions Plan
    - Site Grading and Erosion and Sediment Control
    - Site Servicing Plan
    - Details and Notes Plan
  - Stormwater Management Brief, prepared by MTE Consultants Inc., dated March 5, 2021;
  - Landscape Plan, prepared by Hill Design Studio, dated May 27, 2021

- o Street Lighting Photometric Analysis Calculation Grid, prepared by Over Under Engineering Services Ltd., dated July 5, 2021

The required application fees will be provided under separate cover. We trust the enclosed is sufficient for the complete application requirements for the proposed draft Plan of Condominium application.

The purpose of this covering letter is to provide an overview of previous development applications and approvals related to the subject lands and provide an analysis of the application in the context of the Provincial Policy Statement; A Place to Grow: Growth Plan for the Greater Golden Horseshoe; the County of Wellington Official Plan; the Township of Centre Wellington Official Plan; and the Zoning By-law.

## **OVERVIEW**

The subject lands have an area of 12,970 square metres and are located on the northeast corner of South River Road and Haylock Avenue within the Haylock Subdivision (Plan of Subdivision 61M-243). A Zoning By-law Amendment application was initially filed in 2015 and approved in November 2018 by LPAT. The zoning by-law amendment rezoned the subject lands to Residential (R1) with site specific regulations ("R1A.58.9"). The approved zoning permits single detached dwellings and a maximum of ten lots.

A Site Plan application was filed in March 2021 and approved in September 2021. The approved Site Plan includes 10 units/lots for single detached dwellings along an internal private road connected to Haylock Avenue. Parking is provided through driveway/garage spaces as well as ten visitor parking spaces. A six metre wide landscape strip is incorporated along the north side of the block to allow for landscaping along South River Road.

The Draft Plan of Condominium has been prepared in accordance with the approved site plan.

## **DRAFT PLAN OF CONDOMINIUM APPLICATION**

The draft Plan of Condominium is proposed as a Common Element Condominium. The Common Elements consist of the internal private road, pedestrian walkways, visitor parking spaces, and landscaped areas. The Common Elements Condominium is required to provide vehicular access the individual units/lots to be developed with single detached dwellings and to ensure collective ownership and maintenance of the Common Element Condominium area by the condominium corporation.

An application for exemption from Part Lot Control will be submitted following draft approval of the Plan of Condominium. This application will result in parcels of tiles land (POTLs) to be developed with single-detached dwellings, in accordance with the approved Site Plan. The declaration of the Common Elements Condominium will identify each POTL and matters related to the proportionate share of common interest and contributions to common expenses.

### ***Provincial Policy Statement, 2020***

The proposed draft Plan of Condominium is consistent with the PPS. The subject lands are within a registered Plan of Subdivision with full-municipal services. The proposed development will contribute to the range and mix of residential development within Elora. The PPS does not contain any policies related to housing tenure.

***A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020***

The proposed draft Plan of Condominium conforms to the Growth Plan and will result in the development of lands within a Designated Greenfield Area and contribute to a range of housing options in Elora. The Growth Plan does not contain policies with respect to housing tenure.

***County of Wellington Official Plan***

The subject lands are designated Urban Centre in the County of Wellington Official Plan. The Urban Centre designation permits a full range of land use opportunities. Residential uses, including single-family dwellings, are permitted provided that the servicing and nature of the community is maintained. Full municipal servicing for the area is available and the lands will be developed in accordance with the registered plan of subdivision. The proposed development conforms to the County of Wellington Official Plan.

***Township of Centre Wellington Official Plan***

The subject lands are designated Residential by the Township of Centre Wellington Official Plan. The Residential designation permits single-detached dwelling development where the requirements of the Zoning By-law are achieved. The proposed development conforms to the Township of Centre Wellington Official Plan.

***Township of Centre Wellington Zoning By-law***

The subject lands are zoned Residential (R1) with site specific regulations (“R1.58.9”). The proposed draft Plan of Condominium is consistent with the approved zoning for the lands. The enclosed Site Plan includes a zoning summary.

**CONCLUSION**

The applications are necessary to establish the ownership structure of the development. The creation of the Common Elements Condominium will ensure the collective ownership and shared maintenance of the common elements, including the private driveway, visitor parking spaces and landscaped area. The application for draft Plan of Condominium is consistent with the Provincial Policy Statement, conforms to A Place to Grow, the County of Wellington Official Plan, the Township of Centre Wellington Official Plan and the Zoning By-law.

We trust that the above and enclosed is sufficient. Kindly confirm receipt of the application and confirm the application is complete. We thank you for your consideration and look forward to working together.

Yours truly,

**MHBC**

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Emily Elliott, BES, MCIP, RPP  
Associate

cc. Jeremy Grant