



PLANNING  
URBAN DESIGN  
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ARCHITECTURE

December 13, 2023

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

Dear Mr. Salis:

**RE: Draft Plan of Condominium, Block 141 Haylock Subdivision, Township of Centre Wellington  
OUR FILE 1285I**

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On behalf of our client, Haylock Farm Ltd., we are pleased to provide a revised application for a Draft Plan of Standard Condominium with respect to the lands known as Block 141, Plan 61M-243, 133 South River Road, Township of Centre Wellington (the 'subject lands').

**INTRODUCTION**

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Block 141 is located to the southwest of South River Road and Haylock Avenue within the Haylock Subdivision (the "subject lands"). The subject lands have an area of 12,970 square metres and have 42.5 metres of frontage on Haylock Avenue. The subject lands are zoned Residential with site specific regulations ("R1A.58.9").

By way of background, site plan approval for a development containing ten single detached dwellings on a private condominium road was issued on September 15, 2021. Following issuance of site plan approval, draft approval of a Common Elements Plan of Condominium was issued on March 15, 2022. However, the conditions of approval were not satisfied and the Common Elements Condominium was not registered. The purpose of this application is to revise the Plan of Condominium application to reflect an alternative concept for the proposed development.

The proposed development has been revised from ten single detached dwellings on a private road to ten semi-detached dwellings on a private road. This has the effect of increasing the number of units on the subject lands from ten to twenty and introducing a new housing type into the Haylock Subdivision. The proposed development maintains the location of the private driveway, visitor parking and the same approach to landscaped open space and grading. The overall design intent remains consistent with the previously approved Site Plan and reflects the design principles for this block while providing for additional density and a broader range of housing types within the community.

The proposed semi-detached dwellings will be of two unit/model types in order to provide for visual interest and variation within the block. The rear elevation facing South River Road will be designed to reflect a positive interface with South River Road. No changes to the six metre landscaped buffer or fencing along South River Road are proposed.

The intent is to revise the Plan of Condominium application to reflect the proposed semi-detached development concept. Through clearance of the conditions associated with the Plan of Condominium, matters related to a revision to the Site Plan Agreement, detailed engineering plans and zoning compliance will be addressed. This process has been discussed with and agreed to by Township and County staff.

In support of this revised application, enclosed are:

- the required application fee of \$11,530, payable to the County of Wellington,
- Executed and commissioned Application Form;
- Four hard copies of Draft Plan of Condominium, prepared by VanHarten Surveying, dated December 8, 2023;
- Concept Plan, prepared by MHBC Planning, dated November 15, 2023;
- Public Consultation Strategy Form; and,
- Concept Renderings

The purpose of this cover letter report is to provide an overview of the application and an analysis of the proposal 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.

## **DRAFT PLAN OF CONDOMINIUM APPLICATION**

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The draft Plan of Condominium is proposed as a Standard Condominium, which includes the following:

- 20 Condominium Units (Units 1 to 20) representing each of the proposed semi-detached dwellings.
- Exclusive Use Areas comprised of the front yards (A1 to A20) and rear yards (B1 to B20) of each of the units.
- Exclusive Use Areas for shared yard walkways (C4-5 to C18-19). These areas are to be shared by the unit owners on each side of the walkway and are intended to provide access to the rear yards.
- Common Elements which include the private driveway, visitor parking space and landscaped open space.

The proposed Plan of Condominium is a Phased Condominium. The Initial Registration will include Units 1-10, Common Elements, and the associated Exclusive Use Areas. The Phase 1 Registration will include Units 11-20 and associated Exclusive Use Areas.

## **POLICY ANALYSIS**

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### **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 facilitate 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 semi-detached dwellings, are permitted provided that the servicing and nature of the community is maintained. Full municipal servicing 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 semi-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"). Zoning complicate will be addressed through a minor variance or a minor zoning by-law amendment application, which will be submitted following draft approval of the Plan of Condominium. Through the minor variance or minor zoning by-law amendment application, relief from the following will be requested:

- To permit semi-detached dwellings, whereas semi-detached dwellings are not permitted in the R1A zone; and,
- To permit a minimum front yard of 5.5m, whereas 6.0m is required.

Please note that for the purposes of assessing zoning, regulations are applied to the Block as a whole rather than to each of the individual units to be created through the Plan of Condominium. This is consistent with the approach to zoning that was applied to other multiple residential blocks within the Haylock and Youngblood subdivisions.

Through satisfaction of the draft plan conditions, zoning compliance will be addressed.

### **Policy Summary**

The proposed draft Plan of Condominium is consistent with the Provincial Policy Statement, conforms to A Place to Grow, the Wellington County Official Plan and the Township of Centre Wellington Official Plan. Matters related to zoning compliance for the semi-detached concept will be addressed through satisfaction of the conditions of approval.

## **LOT CREATION POLICIES OF PLANNING ACT**

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Section 51(24) of the Planning Act sets out the policies for Lot Creation. The proposed Plan of Condominium addresses these policies for the following reasons:

- The Plan of Condominium is consistent with the PPS and conforms to the Growth Plan;
- The application conforms to the County and Township Official Plans;
- Block 141 is designated and zoned for residential uses;
- The application is in the public interest. The development represents residential development within an approved Plan of Subdivision on lands that are municipally serviced; and
- Following Draft Plan approval, the Site Plan Agreement registered on title will be revised to reflect the revised concept plan.

## **SUMMARY**

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The proposed draft Plan of Condominium is required to facilitate the creation of 20 semi-detached dwellings on a Block within an approved Plan of Subdivision. The application for draft Plan of Condominium is consistent with the Planning Act and Provincial Policy Statement, and conforms to A Place to Grow, the County of Wellington Official Plan, and the Township of Centre Wellington Official Plan.

We trust that the above and enclosed is sufficient. Kindly confirm receipt of the application and confirm the application is complete. We look forward to working with County and Township staff on this project. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Yours truly,  
**MHBC**



Emily Elliott, BES, MCIP, RPP  
Partner

cc. *Jeremy Grant, Jereco Management Services (applicant)*