

## COUNTY OF WELLINGTON

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### NOTICE OF DECISION

#### On Application for Approval of Draft Plan of Standard Condominium under the Planning Act, and the Condominium Act, 1998

**Approval Authority:** County of Wellington

**File Number:** 23CD-21003 (Phased)  
Haylock Farm Ltd.

**IN THE MATTER** of an Application for Standard Condominium (Phased) being Block 141, Reg. Plan 61M-243, Elora/Salem in the Township of Centre Wellington, County of Wellington.

**TAKE NOTICE** that the Corporation of the County of Wellington gave approval for an application for a draft plan of Standard Condominium (Phased), Wellington County File No.23CD-21003, on February 16, 2024 under Section 51 of the Planning Act, R.S.O. 1990 as amended and pursuant to the Condominium Act, 1998 in respect of Block 141, Reg. Plan 61M-243, Elora/Salem, in the Township of Centre Wellington, County of Wellington subject to conditions of approval.

**PUBLIC INPUT:** There were no written submissions received and considered by the County of Wellington. No oral submissions were made at the Public Meeting in support of opposition to the proposed draft plan of subdivision.

**AND TAKE NOTICE** that any person or public body may appeal the decision to approve or to refuse the draft plan of Standard condominium, the lapsing provision (if applicable) or any of the conditions of the approval of the draft plan of Standard condominium (if applicable) to the Ontario Land Tribunal, by filing with the Director of Planning and Development for the County of Wellington, not later than **March 7, 2024, at 4:00 p.m.**, a written notice of appeal setting out the reasons for appeal.

**AND THAT** the applicant or any public body may, at anytime before the approval of the final plan of Standard condominium, appeal any of the conditions imposed by the Corporation of the County of Wellington by filing with the Director of Planning and Development a written notice of appeal that must set out the reasons in support of the appeal, accompanied by the applicable fee of \$1100.00, (certified cheque or money order) made payable to the Minister of Finance of Ontario.

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of Standard condominium if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of Standard condominium, or made a written request to be notified of changes to the conditions of approval of the draft plan of Standard condominium, accompanied by the applicable fee of \$1100.00, (certified cheque or money order) made payable to the Minister of Finance of Ontario..

#### PLANNING ACT REGULATIONS (O.Reg 544/06, as amended)

##### Section 9(4)

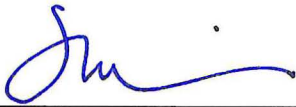
- i. You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of condominium if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of subdivision, or made a written request to be notified of changes to the conditions of approval of the draft plan of condominium.
- ii. No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Section 9(5)

- i. Only individuals, corporations or public bodies may appeal decisions in respect to a proposed plan of subdivision to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.
- ii. No person or public body shall be added as a part of the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

A copy of the decision, including the conditions, is attached. Additional information regarding the proposed plan of Standard Condominium (Phased) is available to the public for inspection in the Planning and Development Department of the County of Wellington, as well as at the Municipal Offices for the Township of Centre Wellington during regular business hours.

**DATED** at the City of Guelph, County of Wellington Administration Centre, February 16, 2024



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Sarah Wilhelm, BES, MCIP, RPP  
Manager of Policy Planning

**THE CORPORATION OF THE COUNTY OF WELLINGTON  
DECISION OF THE CORPORATION OF THE COUNTY OF WELLINGTON**

With respect to an application by Haylock Farm Ltd. pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990 as amended and pursuant to the Condominium Act, 1998 for approval of a plan of Standard Condominium (Phased), being Block 141, Reg. Plan 61M-243, Elora/Salem in the Township of Centre Wellington, County of Wellington. The Corporation of the County of Wellington has granted draft approval to this draft plan of Standard Condominium (Phased) subject to the following conditions of draft approval:

**CONDITIONS OF APPROVAL FOR  
DRAFT PLAN STANDARD CONDOMINIUM (PHASED) 23CD-21003**

<b>No.</b>	<b>Condition</b>
1	THAT this draft approval applies to the draft plan of Standard Condominium (Phased), file No. 23CD-21003, as prepared by Van Harten Surveying Inc. on December 8, 2023 (project no. 31178-22) surveyor's certificate by James Laws, depicting a private internal road network, twenty (20) residential units; pedestrian walkways, ten (10) visitor parking spaces and landscaped areas. Subject property is 1.43 ha in area.
2	THAT the Owner shall, prior to final approval, post and maintain securities in a manner deemed satisfactory to the Township equal to 100% of Township-approved estimates of all incomplete (at time of final approval) works and facilities required by a Site Plan Agreement, including the following: <ul style="list-style-type: none"><li>i) Facilities to provide access to and from the land such as access ramps, curbing and traffic direction signs.</li><li>ii) Access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.</li><li>iii) Walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access.</li><li>iv) Facilities for the lighting, including floodlighting, of the land, or of any buildings or structures thereon.</li><li>v) Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the land or the protection of adjoining land, including the preservation of existing vegetation on the site.</li><li>vi) Central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material.</li><li>vii) Easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land.</li><li>viii) Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.</li><li>ix) Plans and specifications for all site services including sewers, water mains, electrical distribution systems and private utilities including telephone, cable television and gas services.</li></ul>
3	THAT the Owner will prepare and submit the proposed Condominium declaration and description to the Township of Centre Wellington for review.
4	THAT the Township of Centre Wellington assigns and provides to the County of Wellington the proposed civic addressing for the condominium units.
5	THAT zoning compliance be achieved for the Subject Lands to the satisfaction of the Township



- 6 THAT the Owner submit a site development plan of the proposed condominium to be approved by the Township. Such Plan shall incorporate the following information:
- i) Facilities to provide access to and from the land such as access ramps, curbing and traffic direction signs.
  - ii) Access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.
  - iii) Walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access.
  - iv) Facilities for the lighting, including floodlighting, of the land, or of any buildings or structures thereon.
  - v) Walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the land or the protection of adjoining land.
  - vi) Central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material.
  - vii) Easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land.
  - viii) Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
  - ix) Plans illustrating the building envelope for each unit within the standard condominium.
  - x) Plans and specifications for all site services including sewers, water mains, electrical distribution systems and private utilities including telephone, cable television and gas services.
- 7 THAT the Owner enters into a Site Plan and/or Development Agreement with the Township of Centre Wellington for the purposes of satisfying all the requirements, financial and otherwise, of the Township. Without limiting the generality of the foregoing, the development agreement shall contain provisions which are satisfactory to the Township of Centre Wellington concerning the provision of roads, signage, installation of services, storm water management and drainage.
- 8 THAT the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.
- 9 THAT The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 10 THAT The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
- 11 THAT the condominium declaration shall contain provisions to the satisfaction of the County of Wellington regarding the collection of solid waste services for the development.
- 12 THAT the Owner/Developer satisfy the following conditions to the satisfaction of the Upper Grand District School Board:
- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
  - That the Developer agrees to provide the Upper Grand District School Board with a digital file of the plan in either ARC/INFO export or DWG format containing parcel fabric and street network.
  - That the Developer shall agree to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and

Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

- That the Developer agrees to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such a time as a permanent school is assigned:

"Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all students anticipated from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

- 13 THAT the Owner shall provide to the County of Wellington an AUTOCAD "dwg" digital file of the final plan of condominium.
- 14 THAT the Owner's surveyor shall provide to the County of Wellington a written undertaking to provide to the County of Wellington a mylar copy and 2 white prints of the final plan of condominium as registered in the Land Titles Office for Wellington (No. 61) should such documents not be forwarded to the County of Wellington by the local Land Registrar's office after registration of the plan.
- 15 THAT if final approval is not given to this draft plan of standard condominium No. 23CD-21003 within three years of this draft approval, and if no extensions to draft approval have been granted, draft approval shall lapse. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution of support from the Council for the Township of Centre Wellington must be received by the Director of Planning for the County of Wellington prior to the lapsing date of FEBRUARY 17, 2027.
- 16 THAT prior to final approval, the County of Wellington is to be advised in writing by the Township of Centre Wellington how conditions 2 through 7 have been satisfied.
- 17 THAT prior to final approval, the County of Wellington is to be advised in writing by Enbridge how condition 8 has been satisfied.
- 18 THAT prior to final approval, the County of Wellington is to be advised in writing by Bell how conditions 9 and 10 has been satisfied.
- 19 THAT prior to final approval, the County of Wellington is to be advised in writing by Solid Waste Services how condition 11 has been satisfied.
- 20 THAT prior to final approval the County of Wellington is to be advised in writing by the Upper Grand District School Board how condition 12 has been satisfied.
- 21 THAT prior to final approval by the County of Wellington, the Owner remit to the County of Wellington the applicable final approval fee which is in effect at the time of presentation of the final plan for final approval.

## NOTES to DRAFT APPROVAL

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, quoting the County plan of condominium file number (23CD-21003).
2. Clearances are required from the following agencies:

**Township of Centre Wellington**  
**Enbridge Gas**  
**Bell/Telecommunication Provider**  
**Wellington County Solid Waste Services**  
**Upper Grand District School Board**

If the agency condition relates to a condition(s) in the condominium agreement, a copy of the subdivision agreement should be sent to them. This will expedite the clearance of the final plan.

3. The costs of any relocations or revisions to Hydro facilities which are necessary to accommodate this subdivision will be borne by the developer.
4. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "*DANGER - Overhead Electrical Wires*" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
5. The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
6. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that not such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
7. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
8. Measurements in final plans may be presented in metric or imperial units of measurement.
9. The final plan approved by the County of Wellington must be registered within 30 days of final approval or the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990 as amended.
10. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/ telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of

communication/telecommunication services for emergency management services (i.e. 911 Emergency).

11. Payment of clearance letter fees may be required from the clearing agencies before the clearance letter is issued. Please contact the appropriate agency for information in this matter.