



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

November 3, 2023

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 39, Youngblood Subdivision Block 39,
Plan 61M-252, Centre Wellington
OUR FILE blank 1285Q**

On behalf of our client, Granite Homes South River Inc., we are pleased to enclose a draft Plan of Condominium application for Block 39 of the Youngblood Subdivision (Plan 61M-252).

The proposed draft Plan of Condominium application is required to facilitate the creation of units in accordance with the approved site plan for the subject lands. In support of the proposed draft Plan of Condominium application, we have enclosed copies of the following:

1. Completed County Draft Plan of Condominium Application Form;
2. Completed Township Draft Plan of Condominium Application Form;
3. Draft Plan of Condominium, prepared by Van Harten Surveying Inc., dated October 25, 2023;
4. Application fees, including:
 - County application fee of \$28,715;
 - Township review fee of \$4,001

Plans and reports approved through the site plan process, including:

5. Site Plan, prepared by MHBC Planning, dated August 23, 2023;
6. Engineering Plans, prepared by Meritech Engineering, dated September 8, 2023;
7. Servicing Brief, prepared by Meritech Engineering, dated September 8, 2023;
8. Arborist Report, prepared by JK Consulting Arborists, dated September 7, 2023;
9. Photometric Layout, prepared by Colm Engineering Ltd., dated September 8, 2023
10. Executed Risk Management Plan; and,
11. Landscape Plan (L1, L2), prepared by Hill Design Studio, dated September 5, 2023.

The purpose of this covering letter is to provide an overview of previous development applications and approvals related to the proposed draft Plan of Condominium. The covering letter also provides an analysis of the application in the context of the Planning Act, Provincial Policy Statement, A Place

to Grow: Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan and Township of Centre Wellington Official Plan and Zoning By-law.

OVERVIEW

Phase 1 of the Youngblood Subdivision was registered on January 4, 2022 (Plan 61M-252). Phase 1 of this subdivision includes two multiple residential blocks, shown as Blocks 39 and 40.

Block 39 has an area of approximately 8,929m² and is located along the north side of Harrison Street. Block 39 is zoned 'Residential 3' with site specific regulations 'R3.58.17'. A Site Plan application as originally submitted to the Township of Centre Wellington in January 2023 and Site Plan Approval was issued in September 2023. The site plan includes five (5) townhouse blocks, containing a total of 31 units. Vehicular and pedestrian access to the development is provided from Harrison Street. A total of 69 parking spaces are provided including 31 garage spaces, 31 driveway spaces and 7 visitor spaces. 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 Standard Condominium. The draft Plan of Condominium application is required to facilitate the division of land and buildings on the subject lands. The Plan of Condominium includes:

- 31 units which are comprised of the individual dwelling units;
- Exclusive use areas for front yards and rear yards use for units with the same number
- Common amenity areas which include the entire private condominium road, internal sidewalks, all visitor parking spaces and landscaped areas.

PLANNING ANALYSIS

This section confirms that the proposed draft Plan of Condominium is consistent with the Provincial Policy Statement and conforms to the Growth Plan, Region of Waterloo Official Plan and the City of Cambridge Official Plan and Zoning By-law.

a) 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 cluster townhouse units will contribute to the range and mix of residential development within Elora. The PPS does not contain any policies related to housing tenure.

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

The proposed draft Plan of Condominium conforms to the Growth Plan. The proposed draft Plan of Condominium will facilitate the development of residential units within the Designated Greenfield Area of Centre Wellington on lands that are zoned and intended for the proposed townhouse use. The Growth Plan does not contain policies with respect to housing tenure.

c) 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 beyond single-family dwellings, such as townhouse units, 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.

d) Township of Centre Wellington Official Plan

The subject lands are designated 'Residential' by the Township of Centre Wellington Official Plan and are within special policy area 'PA1-8'. The Residential designation permits a range of residential development, including townhouses, where the requirements of the Zoning By-law are achieved and a set of criteria, as identified in Section D.2.3 of the Official Plan, are satisfactorily met. The special policy area is not applicable as it recognizes former residential land uses on private services. The proposed development includes low density residential land uses that conform to the Zoning of the lands. Therefore, the proposal is consistent with the Township of Centre Wellington Official Plan.

e) Township of Centre Wellington Zoning By-law

Block 39 is zoned 'Residential' (R3) and is subject to site specific regulations 'R3.58.17'. The approved zoning permits street and cluster townhouses with site specific permissions, including a maximum density of 35 units per hectare (31 units). The proposed draft Plan of Condominium complies with the approved zoning for the lands. The enclosed Site Plan includes a zoning summary.

Lot Creation Policies of Planning Act

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 39 is designated and zoned for residential uses.
- The application is in the public interest. The development represents an infill development within the existing community and will be municipally serviced.
- Site Plan Approval for the development has been issued. The proposed Plan of Condominium reflects the approved site plan and complies with the regulations of the Zoning By-law.

SUMMARY

The proposed draft Plan of Condominium is required to facilitate the creation of 31 cluster-townhouse units 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 as well as the Township 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 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

A handwritten signature in black ink, appearing to read "E. Elliott". The signature is stylized with a large initial "E" and a long, sweeping underline.

Emily Elliott, BES, MCIP, RPP
Partner

cc. Jeremy Grant

