



**J. D. BARNES**  
LIMITED  
LAND INFORMATION SPECIALISTS

October 17, 2024

Project: 17-14-431-04

Ms. Deborah Turchet  
Development and Administration Supervisor  
Secretary-Treasurer, Land Division Committee  
Planning and Development Department  
Wellington County Administration Centre  
74 Woolwich Street  
GUELPH, Ontario  
N1H 3T9

The County of Wellington  
Planning Dept.

**OCT 17 2024**

Dear Ms. Turchet:

**Re: Proposed Draft Plan of Condominium (Common Element)  
Block 19, Registered Plan 61M-227  
36 Rea Drive  
Township of Centre Wellington (Town of Fergus)  
Owner: James Keating Construction (2004) Limited**

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Please find enclosed a completed "Application for Plan of Subdivision/Condominium" for the above-noted property. Also enclosed is a cheque in the amount of \$22,930.00 payable to the County of Wellington to cover the planning processing fees. We have not included a cheque to the GRCA as the subject property is located outside of their Regulated Area.

The Site Plan for this project received approval from the Township of Centre Wellington in 2022. The plan included 14 townhouse units, 4 visitor parking spaces and a common amenity area.

Currently the owner is seeking approval of a Common Element Draft Plan of Condominium. The plan includes a private road providing access to 14 townhouse units as well as 4 visitor parking spaces, common amenity area, retaining wall and services.

Also included with this submission is:

- Public Consultation Strategy Form
- 1 original and 2 signed copies of the application
- 4 copies of the draft plan
- Digital copy of draft plan of condominium emailed to your attention today.
- A reduction of the draft plan (11x17)
- 1 copy of the deed
- Completed Drinking Water Source Protection Screening Form
- Copy of approved Site Plan
- Copy of proposed Reference Plan

**Surveying | Mapping | GIS**

257 Woodlawn Road West, Unit 101 | Guelph | Ontario | Canada | N1H 8J1  
T: 519-822-4031 | F: 519-822-1220  
www.jdbarnes.com

I have been advised that the Township of Centre Wellington will be sending to the County the list of property owners within 120 metres of this application.

I trust this package will provide the County with sufficient information to commence the processing of this application.

Should you have any questions, please call me.

Yours very truly

**J.D. BARNES LIMITED**

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)



**Nancy Shoemaker, B.A.A., R.P.P.**

Attachments

Copy: Tom Keating, James Keating Construction (2004) Limited

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