



519-766-3696 | jeremy@seatongroup.com

March 20, 2026

Meagan Ferris
Manager of Planning & Environment
County of Wellington Planning and Development
74 Woolwich Street
Guelph, ON N1H 3T9

**RE: Draft Plan of Condominium (Vacant Land) Application Block 40
Youngblood Ph. 1 Subdivision, Plan 61M-252, Township of Centre Wellington**

Dear Ms. Ferris;

On behalf of my client, Granite Homes South River Inc., I am pleased to enclose a draft Plan of Condominium (Vacant Land) application for Block 40 in the Youngblood Ph. 1 Subdivision (Plan 61M-252).

The proposed draft Plan of Condominium application is required to facilitate the development of the subject property which is Site Plan approved for 181 apartment units located within four, four storey apartment buildings. The intent is to create four condominium units that correspond with the location of the four buildings.

In support of the proposed draft Plan of Condominium application, the following items are attached/enclosed:

1. Completed County Draft Plan of Condominium Application Form; signed March 10, 2026
2. Completed Township Draft Plan of Condominium Application Form; signed March 10, 2026
3. Completed application form Public Consultation Strategy, signed March 11/26
4. 4 copies of the Draft Plan of Condominium, prepared by Van Harten Surveying Inc., signed and dated March 20, 2026;
5. Application fees, including:
 - County application fee in the amount of \$19,770 (comprised of: base fee of \$19,610 plus \$40 per unit) as per the 2026 County fee schedule
 - Note: the Township review fee and deposit will be provided directly to the Township
6. The mailing list of property owners within 120 m of the subject lands provided to us by the Township of Centre Wellington
7. Copy of registered deed - two documents: WC719987 and Parcel Register 71407-0841 (LT)
8. Site Plan approval letter from the Township of Centre Wellington, dated March 7, 2025

9. 11x17 copy of Plan 61M-252 with Block 40 highlighted in red
10. 11x17 copy of the approved Site Plan prepared by ABA Architects, December 6, 2024*
11. 11x17 copy of the approved Site Plan with exclusive use and parking areas added – for information only, to show how the exclusive use common element parking areas have been arranged
12. 11x17 copy of the approved landscape plan prepared by Hill Design Studio, dated December 5, 2024*
13. 11x17 copy of the approved engineering plans prepared by MTE Consultants, dated January 13, 2025*
14. 11x17 copy of consolidated servicing plan with parking areas and servicing staging areas added
15. 11x17 Photometric Layout, prepared by Colm Engineering Ltd., dated Oct 16, 2024
16. Functional Servicing & SWM Brief, prepared by MTE Consultants, dated Dec 6, 2024;
17. Source Water Protection comment memo, dated January 7, 2025
18. Source Water Protection, Section 59 notice, dated January 7, 2025
19. Executed Risk Management Plan executed May 29, 2024; and,

The above noted plans, reports and documents are also available at this link:

<https://drive.google.com/drive/folders/1UxMeJUkzFoMXE0ByJYB1RUNHwwl8YjHZ?usp=sharing>

Please confirm you can access the folder.

*full drawing package available through above link

The purpose of this covering letter is to provide an overview of this application and to provide an analysis of the application in the context of the Planning Act, Provincial Policy Statement, A Place to Grow to Grow: Growth Plan for the Greater Golden Horseshoe, Wellington County Official Plan and Township of Centre Wellington Official Plan and Zoning By-law as stipulated in the County's application form.

OVERVIEW

Some basic facts about the project:

- Phase 1 of the Youngblood Subdivision was registered on January 4, 2022 (Plan 61M-252). Phase 1 of this subdivision includes Block 40.
- The Block has an area of approximately 2.42 ha (5.98 acres) and is located along the south side of Harrison Street.
- Block 40 is zoned '*Residential 4'* with site specific regulations '*R4.58.18'*
- Site plan approval is in place. The project consists of 181 apartment units in four, four storey buildings plus parking, landscape and common amenity areas
- Zoning is in effect and the Site Plan complies with zoning regulations
- Site is anticipated to be serviced in two stages, with stage one being what is necessary to service the first two buildings, with stage two to follow. This is NOT phasing in terms of the condominium plan/final approval, etc.
- The original intent was to proceed as a condominium project with apartment units for sale. Market conditions have changed and Granite Homes is now pursuing this as a market rental project, with funding partially provided by CMHC.

- A pre-cast modular construction system is proposed from a company called [Stubbes Fast Track PreCast](#). This system will reduce costs and time of construction, which is critical for the financial feasibility of this project.
- It's been determined through discussion with the Brett Salmon of the TCW and our condominium lawyer Craig Robson (Robson Carpenter) that the Vacant Land Plan of Condominium is the best approach taking into account servicing and financing requirements and eventual ownership and operational matters.

Site Plan application:

A Site Plan application as originally submitted to the Township of Centre Wellington on July 9, 2024 and was deemed complete on July 17, 2024 and Site Plan Approval was granted on February 12, 2025. The file number is SP005-2024.

The site plan includes four (4) apartment buildings, containing a total of 181 units. Vehicular and pedestrian access to the development is provided from Harrison Street. A total of 256 parking spaces are provided including 200 resident spaces, 26 visitor spaces and 14 barrier free 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 to be registered as a Vacant Land Condominium Plan under the provisions of the Condominium Act. A Vacant Land Condominium Plan is required to allow for separate legal ownership of each apartment building to facilitate separate financing, and to define governance and maintenance arrangements with respect to the common elements areas, including but not limited to, the roadway within the subject lands. This will allow one party, being the Condominium Corporation, to be responsible for the maintenance and repair of the common elements (further detailed below and on the draft plan of condominium), regardless of whether the individual apartment buildings are owned by separate entities at some point in the future. The Draft Plan of Condominium includes:

- Four units which correspond with the four apartment buildings. The boundaries of the units are indicated on the Draft Plan of Condominium. A key requirement of the unit boundaries is to ensure the eventual buildings will fall within the units.
Note: During the detailed design of the buildings (which is currently underway), the dimensions of the units may be modified slightly but that will not impact the intent or purpose of this application
- Exclusive use common element areas for parking to legally assign parking areas to each of the units (and therefore each of the buildings)
- Common element areas consisting of:
 - Internal roadway, lay-by parking, loading areas
 - Landscaped/sodded areas surrounding the buildings (including side and rear yards)
 - Perimeter privacy & decorative fencing
 - Common amenity areas including various items such as furniture, walkways, plantings
 - Underground services
 - Internal parking lot lighting and EV chargers
 - Signage (eg. MUI, entrance feature, traffic control/fire route, etc.)

- Garbage system (Molock or equivalent)
- Retaining walls

PLANNING ANALYSIS

This section confirms that the proposed draft Plan of Condominium is consistent with the Provincial Planning Statement and conforms to the Growth Plan, County of Wellington Official Plan and the Township of Centre Wellington Official Plan and Zoning By-law.

a) Provincial Planning Statement (PPS), 2024

The Province released the Provincial Planning Statement in 2024 that is a new streamlined provincial planning document that replaced the Provincial Policy Statement, 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (APTG), as amended in 2020.

However, the PPS 2020 and APTG will continue to apply where the Greenbelt Plan refers to them to maintain existing protections for the Greenbelt.

The proposed draft Plan of Condominium is consistent with the PPS, in particular Section 2.2 Housing. The subject lands are within a registered Plan of Subdivision with full-municipal services both installed and allocated. The proposed apartment units will contribute to the range and mix of residential development within the community.

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

As mentioned above, the 2024 PPS replaced the proposed former PPS and Growth Plan. The subject lands are not within the Greenbelt and thus the Growth Plan is not applicable to this application.

c) County of Wellington Official Plan, 1999 (updated Dec 2025)

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

d) Township of Centre Wellington Official Plan, 2005 (Dec 2024 consolidation)

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 apartments, 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 medium 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 40 is zoned 'Residential' (R4) and is subject to site specific regulations 'R4.58.18' as per site specific By-Law 2018-72. The approved zoning permits apartment dwellings with site

specific permissions, including a maximum density of 75 units per hectare (which equates to 181 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 40 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 four units that correspond with the approved Site Plan, within an approved Plan of Subdivision. The application for draft Plan of Condominium is consistent with the Planning Act and Provincial Planning Statement, 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.

As discussed in our recent conversations, timing is of the essence for this project and we look forward to working closely with County and Township staff on this project. If possible, we request that the circulation list be limited to only those agencies that need to be involved. In this case, in our view, only the Township of Centre Wellington has further interest in this matter as the Subdivision and Site Plan processes have already dealt with the other planning factors. Should you require any additional information or have any questions regarding the enclosed please do not hesitate to contact the undersigned.

Sincerely;




Jeremy Grant, OPPI, MCIP, RPP
519-766-3696

c.c. Brett Salmon, Township of Centre Wellington
Terry Ellery, Granite Homes South River Inc.