

February 11, 2022

Brett Salmon,  
Managing Director of Planning and Development  
Township of Centre Wellington  
1 MacDonald Square  
Elora, ON N0B 1S0

Dear Mr. Salmon:

**RE: Zoning By-law Amendment Application  
Blocks 5 & 11 Youngblood Subdivision (23T-15003)  
OUR FILE 1285C**

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On behalf of our client, 1238576 Ontario Limited, we are pleased to submit this Zoning By-law Amendment application for the lands municipally known as 27, 32 and 40 Broken Front Path and 11 Gilkison Street in the Elora-Salem Urban Centre of the Township of Centre Wellington (the "Youngblood property").

Specifically, this Zoning By-law Amendment application pertains to the northerly 5.56 hectares (13.73 acres) of the Youngblood property, which are identified as Blocks 5 and 11 within the Draft Approved Plan of Subdivision. The subject lands are irregularly shaped with frontage on South River Road. They are presently developed with two single detached dwellings and accessory buildings and are planned for residential development and open space.

The proposed Zoning By-law Amendment seek to revise the boundary between the R1A.58.14 zone and the OS zone. The intent of the proposed Zoning By-law Amendment is to adjust the boundary of the OS zone to create a lateral woodland corridor along South River Road and facilitate a more efficient design for the residential development Block 5. No change to the site specific regulations to the R1.58.14 zone, including the maximum number of units, are proposed.

In support of our application, please find enclosed:

1. A copy of the completed and signed Application for Amendment to the Zoning By-law form;
2. A copy of a cheque in the amount of \$3,061.00, payable to the Township of Centre Wellington, representing the required application fee;
3. A Planning Justification Report, prepared by MHBC Planning, dated February, 2022;
4. An Environmental Addendum Report, prepared by FRi Corp Ecological Services, dated September 21, 2021.

The original signed application form and the required application fee have been sent by courier under separate cover.

Public Consultation Strategy

The public consultation strategy will follow the *Planning Act* statutory requirements and the Township's standard practices, outlined in Section E.16 of the Official Plan. The strategy will include the typical Township review process, public notification and consultation, including a Public Meeting. The intent will be to coordinate with Township Staff on the public consultation requirements in order to address the Planning Act and Township Official Plan requirements.

We trust that the above items are sufficient for your review and circulation of the application. Please contact the undersigned if any further information is required.

Yours truly,

**MHBC**



Dave Aston, MSc, MCIP, RPP  
Partner



Emily Elliott, BES, MCIP, RPP  
Associate

cc. *Bruce Youngblood*