



April 14, 2026

File No. 24221

Township of Centre Wellington
1 MacDonald Square
Elora, Ontario
N0B 1S0

Attn: Chantalle Pellizzari
Supervisor of Development – Administration

**Re: Zoning By-law Amendment Application Resubmission
191 Wellington Road 7 & 290 South Street, Elora
James Keating Construction Ltd.**

On behalf of James Keating Construction Ltd. (the “Owner”) we are pleased to submit updated materials for the Zoning By-law Amendment application (File No. RZ007-2025) for 191 Wellington Road 7 & 290 South Street to address public comments.

Background

The proposed Zoning By-law Amendment (File No. RZ007-2025) was submitted on October 31, 2025. A developer-led neighbourhood meeting was held on December 9, 2025 at Jefferson Elora Community Centre, to informally introduce the proposal to the public and receive comments and feedback. Approximately 25-30 residents attended. A Statutory Public Meeting was held on January 28, 2026 at Township Council Chambers, in which oral and written comments were provided by the public. In addition to these, a submission was forwarded by a neighbourhood resident on March 11, 2026 relating to an alternative development proposal; we met directly with two neighbourhood representatives on April 7, 2026 as a follow-up to their development proposal submitted in March.

GSP and the Owner have considered all comments received to-date and an updated concept plan has been prepared and has been included in this resubmission.

Public Comments

The purpose of this section is to outline the primary concerns raised through public consultation process and provide a response to how they have been addressed. The public comments received on this application generally relate to the number of units, parking, and trees.

To address comments about building height and concerns that height would be increased beyond the two storeys shown on the concept plans, the proposed zoning has been refined to apply a maximum height of two storeys on all townhouses, rather than the three storeys allowed under the base zoning, to provide greater predictability for development and residents. This refinement is further supported by a revision to the unit typology on Block 2 (the cluster townhouse nearest to

South Street), changing from a six-unit two-storey townhouse block to 4-unit bungalow townhouses (refer to further rationale for this change in the subsection below). The modifications to Block 2 reduces the total new units proposed from 25 units to 23 units. The Owner has also committed to adding a wraparound porch facing South Street to Block 2 to further soften the interface with South Street; this was made in response to the meeting with two residents on April 7, 2026. Renderings of Block 2 including this porch have been included in this resubmission. We note that the renderings show a loft on the front elevation which may or may not be constructed; the visual with lofts is included for demonstration purposes. The loft does not have any windows that face the rear yards as shown on Page 3 of the preliminary elevation package. If the second storey lofts aren't constructed, these will revert to bungalow towns without a loft.

In response to parking-related concerns raised by members of the public, the proposal provides a functional and context-appropriate parking supply. Each unit includes a private garage and driveway parking space. Block 2 (four units) has been revised to include double driveways for each of its four units, rather than single driveways, which will provide additional parking opportunities for these residents. In addition, a total of 10 visitor parking spaces are provided.

With respect to tree removals, where feasible, existing vegetation is being preserved, and any required removals will be addressed through appropriate mitigation measures, including replacement plantings, in accordance with Township requirements.

Collectively, these refinements represent a balanced approach that addresses public feedback and aligns with policy direction. The analysis and conclusions of the Planning Justification Report (dated October 2025) continue to apply.

Concept Plan Revisions

In response to feedback received through staff, Council, and public review, the developer has refined and finalized the concept plan as part of this submission. Revisions to the site plan include modifications to Block 2 which initially proposed a six-unit two-storey cluster townhouse block and has been revised to a four-unit bungalow townhouse block. The number of units within Block 2 have been reduced from six (6) to four (4) units. The rationale for the change is as follows:

- Improves the interface between rear yards of Block 2 and abutting property owner at 260 South Street, which is one of the closest existing buildings to the proposed townhouses.
- Introduces additional variety to the unit mix by introducing bungalow townhouses, alongside the proposed street townhouses and two-storey cluster townhouses.
- Reduces the overall scale and massing of Block 2 along South Street frontage.
- Reduces the total new units proposed from 25 units to 23 units.

As noted, the Owner has also committed to providing a wraparound porch to Block 2 to improve the interface to South Street as described further above. A related modification is required to the site-specific provisions requested to the R3.XX Zone, to allow steps associated with the new proposed wraparound porch to project further into the South Street front yard:

- Allowing access stairs to project up to 3.5 metres into the required front yard. This will enable access stairs for Block 2 facing South Street to be constructed as shown on the preliminary renderings submitted with this application.

In addition, to address public concerns noted above related to the R3 Zone maximum three (3) storey height permission, including the potential for future development at that scale, a modification is required to the site-specific provisions requested to the R3.XX Zone, as outlined below:

- Reduce the maximum building height from three (3) storeys to two (2) storeys for Street Townhouse and Cluster Townhouse.

The proposed adjustments to the R3.XX Zone are intended to enable the new wraparound porch for Block 2 facing South Street and to provide further assurance that no significant changes to the building massing will be contemplated through detailed design. A copy of the updated Zoning By-law Amendment that replaces the October 2025 version of the draft by-law is attached. Any additional wording added since the October 2025 by-law is shown in red. These changes are minor in nature and simply provide additional clarity.

We trust that the above information and enclosed materials are sufficient for the Township's review of the resubmission package. We kindly request confirmation of the anticipated Council decision date be provided at your earliest convenience. Should you have any questions or require further information, please feel free to reach out to the undersigned.

Sincerely,
GSP Group Inc.



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