



April 17, 2023

Project: 16-14-086

Mr. Aldo Salis  
Director of Planning and Development  
Wellington County Administration Centre  
74 Woolwich Street  
GUELPH, Ontario  
N1H 3T9

Dear Mr. Salis:

**Re: Revisions to Draft Plan of Subdivision Plan - Ainley Subdivision  
County File 23T-18002  
6542 and 6560 Gerrie Road  
Township of Centre Wellington (Elora)  
Owner: James Keating Construction (2004) Limited**

In June of 2018 an application for a draft plan of subdivision was filed with the County of Wellington and a zone change application was filed with the Township of Centre Wellington. As a result of preliminary circulation comments a revised application was filed with the County in July of 2019. A public meeting was held in January of 2021 to review the draft plan of subdivision and zone change applications.

Due to comments received from Township and County staff, commenting agencies, and comments presented at the public meeting, slight revisions have been made to the draft plan of subdivision and zoning by-law amendment.

The major changes to the plan since the public meeting include:

- Increasing the width of the lots abutting the westerly property line of the dwelling located at 6550 Gerrie Road;
- Increasing the size of the townhouse block to ensure a 3.5 metre wide buffer abutting the northerly property line of the dwelling located at 6550 Gerrie Road.
- Reducing the depth of the lots along the south side of the Walser Street extension, that abut the northerly property line of the townhouse block to ensure increased buffering between the townhouse block and the existing dwelling at 6550 Gerrie Road.
- Including specialized regulations for the townhouse that will require:
  - Minimum Setback from Gerrie Road of 11.5 m,
  - A landscape buffer with a minimum width of 3.5 m adjacent to 6550 Gerrie Road, and
  - Bungalow units adjacent to 6550 Gerrie Road.
- Elimination of 12 single detached lots along the north side of street 3 and replacing with 18 on-street townhouse units.

In support of these changes, the following plans and reports are included:

- Addendum to Planning Justification Report
- A Heritage Impact Assessment
- An Addendum to the Environmental Impact Assessment

**Surveying | Mapping | GIS**

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- A Tree Inventory and Preservation Plan
- An update to Preliminary Servicing and Stormwater Management Report
- Preliminary Design Drawings
- Source Water Protection Screening Form
- Hydrogeological Study
- Revised Draft Plan of Subdivision
- Revised Zoning Plan
- Response letter to GRCA Comments
- Response letter to Township Comments
- Preliminary Construction Cost Estimates

Please advise if you require hard copies of this material.

Thank you for your attention to this matter.

Yours very truly,

**J.D. BARNES LIMITED**

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)



**Nancy Shoemaker, BAA, RPP**

Attachments

Copy: Brett Salmon, Township of Centre Wellington  
Deborah Turchet, County of Wellington  
Tom Keating, James Keating Construction (2004) Limited