

September 23, 2025

Project: 25-14-260

Mr. Eric Rempel  
Development Planner  
Development Planning, Planning and Building Services  
City of Guelph  
1 Carden Street  
GUELPH, Ontario  
N1H 3A1

Dear Mr. Rempel:

**Re: Proposed Draft Plan of Vacant Land Condominium  
Block 40, Registered Plan 61M-191  
46 Goldenview Drive  
Owner: Daniel J. Clayton Holdings Ltd.**

Please find attached, a completed "Application for Approval of a Draft Plan of Vacant Land Condominium" for the above-noted property and a digital copy of the draft plan. Also enclosed is a copy of a draft Reference Plan that has been prepared to describe servicing and access easements which will be deposited on title after the condominium plan is registered. Finally, attached is a cheque payable to the City in the amount of \$16,776.54 to cover the planning processing fees.

The Site Plan for this project received approval from the City on September 15, 2025 as Site Plan File Number SP25-002. The owner is now seeking approval of a draft plan of vacant land condominium.

I have emailed a digital copy of the draft plan of condominium plan. The plan includes 47 traditional townhouse units. Common Element areas of the plan include the private road and sidewalks, 10 visitor parking spaces including 3 accessible parking spaces, common amenity area, bicycle racks for 6 bikes, a Community Mailbox and landscaped areas.

For more detailed information on previous development approvals; a chart of all unit types and summary of parking details is attached.

This information has also been emailed to your attention.

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

Should you have any questions, please call me.

Yours truly

**J.D.BARNES LIMITED**  
(formerly Black, Shoemaker, Robinson & Donaldson Limited)



**Nancy Shoemaker, B.A.A.**

Attachments  
Copy: Dan Clayton

**SUMMARY INFORMATION SHEET**  
**46 Goldenview Drive Draft Plan of Vacant Land Condominium**

46 Goldenview Drive is legally described as Block 40 on Registered Plan 61M-191.

**Development Approvals**

Block 40, Plan 61M-191 was part of the Victoria Road North Draft Plan of Subdivision 23T-01501 which was draft plan approved on September 24, 2002. This phase of the draft plan was serviced, final approved and registered as Plan 61M-191 on December 6, 2013. A Site Plan consisting of 47 traditional townhouse units was approved by the City on September 15, 2025 under file number SP25-002.

**Unit Schedule**

Units	Type	Units	
1	Traditional Townhouse unit including attached garage	26	Traditional Townhouse unit including attached garage
2	Traditional Townhouse unit including attached garage	27	Traditional Townhouse unit including attached garage
3	Traditional Townhouse unit including attached garage	28	Traditional Townhouse unit including attached garage
4	Traditional Townhouse unit including attached garage	29	Traditional Townhouse unit including attached garage
5	Traditional Townhouse unit including attached garage	30	Traditional Townhouse unit including attached garage
6	Traditional Townhouse unit including attached garage	31	Traditional Townhouse unit including attached garage
7	Traditional Townhouse unit including attached garage	32	Traditional Townhouse unit including attached garage
8	Traditional Townhouse unit including attached garage	33	Traditional Townhouse unit including attached garage
9	Traditional Townhouse unit including attached garage	34	Traditional Townhouse unit including attached garage
10	Traditional Townhouse unit including attached garage	35	Traditional Townhouse unit including attached garage
11	Traditional Townhouse unit including attached garage	36	Traditional Townhouse unit including attached garage
12	Traditional Townhouse unit including attached garage	37	Traditional Townhouse unit including attached garage
13	Traditional Townhouse unit including attached garage	38	Traditional Townhouse unit including attached garage
14	Traditional Townhouse unit including attached garage	39	Traditional Townhouse unit including attached garage
15	Traditional Townhouse unit including attached garage	40	Traditional Townhouse unit including attached garage
16	Traditional Townhouse unit including attached garage	41	Traditional Townhouse unit including attached garage
17	Traditional Townhouse unit including attached garage	42	Traditional Townhouse unit including attached garage
18	Traditional Townhouse unit including attached garage	43	Traditional Townhouse unit including attached garage
19	Traditional Townhouse unit including attached garage	44	Traditional Townhouse unit including attached garage
20	Traditional Townhouse unit including attached garage	45	Traditional Townhouse unit including attached garage
21	Traditional Townhouse unit including attached garage	46	Traditional Townhouse unit including attached garage
22	Traditional Townhouse unit including attached garage	47	Traditional Townhouse unit including attached garage

**Waste Management**

- Bin storage area is located within the attached garage.
- The approved Site Plan sets out designated pick-up areas.

**Parking Details**

- 10 visitor parking spaces including 3 barrier-free spaces.
- 47 attached garages
- bicycle racks accommodating a total of 6 bicycles.

**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

**A) GENERAL INFORMATION**

1. **Owner's Name:** Daniel J. Clayton Holdings LTd.
- Principle of Company** (if Owner is a Company Name): Dan Clayton
- Owner's Address:** 4525 Victoria Road South  
Puslinch, Ontario
- Postal Code:** N0B 2J0
- Telephone Number:** 519-830-3797 **Fax Number:** \_\_\_\_\_
2. **Applicant's Name:** J.D. Barnes Limited  
(if different than above)
- Applicant's Address:** 101-257 Woodlawn Road West, Guelph, Ontario  
\_\_\_\_\_
- Postal Code:** N1H 8J1
- Telephone Number:** 519-822-4031 **Fax Number:** \_\_\_\_\_
3. List of persons or institutions that have any mortgage, charge or encumbrance on the property:
- Name:** \_\_\_\_\_
- Address:** \_\_\_\_\_  
\_\_\_\_\_
- Postal Code:** \_\_\_\_\_
- Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_
- Name:** \_\_\_\_\_
- Address:** \_\_\_\_\_  
\_\_\_\_\_
- Postal Code:** \_\_\_\_\_
- Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_
- Name:** \_\_\_\_\_
- Address:** \_\_\_\_\_  
\_\_\_\_\_
- Postal Code:** \_\_\_\_\_
- Telephone Number:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_
- Date** subject land was acquired by the current owner: May 29, 2024

4. Are there any easements or restrictive covenants affecting the subject lands?

\_\_\_\_\_ **YES**      **X**      **NO**

If **YES**, please provide a brief description of each easement or covenant and its effect:

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**B) DESCRIPTIVE INFORMATION**

1. Legal Description (including Lot and Concession, Lot and Registered Plan Number, Reference Plan and Part Numbers as applicable):

Block 40, Registered Plan 61M-191

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2. Existing zoning category of subject property: Medium Density Residential (RM.6)
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3. Existing Official Plan Designation(s) of the subject property:

Schedule "1" – Land Use Plan Medium Density Residential

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Schedule "2" – Natural Heritage Features None

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**DESCRIPTION OF TYPE OF CONDOMINIUM**

- ☐ Conventional Condominium
- ☐ Condominium Conversion
- ☐ Condominium Amalgamation
- ☐ Condominium Exemption
- ☐ Common Element Condominium
- ☐ Phased Condominium
- ☒ Vacant Land Condominium
- ☐ Leasehold Condominium

### C) DETAILS OF THE PLAN OF CONDOMINIUM

**1. Proposed Land Use and Subdivision Breakdown:**

INTENDED LAND USE	NUMERICAL REFERENCE TO LOTS OR BLOCKS	NUMBER OF UNITS OR DWELLINGS	LAND AREA (HECTARES)	DENSITY (UNITS/DWELLINGS) PER HECTARE
Residential - townhouse	1-47	47	1.33 ha	36 units/HA
<b>TOTAL</b>				

2. Proposed Fulfilment of 5% Park Dedication Requirement (please check):

- a) Previously dedicated ☒
- b) Land Dedication (Specify blocks and percentage) ☐
- 
- c) Cash-in-lieu ☐

3. If the application is for approval of a condominium description?

a) Describe:

Unit Areas: includes townhouse unit, front yard with driveway and rear yard with private amenity areas

Exclusive Use Areas: \_\_\_\_\_

Common Areas: includes private road with sidewalk, common amenity area, 10 visitor parking spaces, 6 bicycle spaces and community mailbox

b) Has site plan approval been granted for the proposed condominium?

  X   YES        NO

c) Has a building permit been issued for the proposed condominium?

  X   YES        NO

Site Services

d) Is the proposed condominium under construction or complete?

  X   Under Construction        Complete

If completed, date of completion:

\_\_\_\_\_

e) Is the proposed condominium a conversion of a building containing residential rental units?

       YES   X   NO

If YES, how many units? \_\_\_\_\_

#### D) SERVICING

1. Access to the subject land **will** be provided by (Please check appropriate box)

a) Provincial Highway ☐

b) Open Municipal Road ☒

c) Right-of-Way ☐

d) Other (Please Explain) ☐

\_\_\_\_\_

2. **Water will** be provided to the subject property by? (Please check appropriate box)

- a) Municipal Piped Water System ☒
  - b) Private Well ☐
  - c) Commercial Well ☐
  - d) Other (Please Explain) ☐
- 

3. **Sewage Disposal will** be provided to the subject property by? (Please check appropriate box)

- a) Municipal Sanitary Sewer ☒
  - b) Individual Septic System ☐
  - c) Commercial Septic System ☐
  - d) Other (Please explain) ☐
- 

4. **Storm Drainage will** be provided by? (Please check appropriate box)

- a) Municipal Storm Sewer ☒
  - b) Ditch or Swale ☐
  - c) Other (Please Explain) ☐
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E) **OTHER INFORMATION**

1. Has the subject land ever been the subject of an application for approval of a plan of condominium under Section 51 of the Planning Act or for consent under Section 53 of the Planning Act?

\_\_\_\_\_ YES        X   NO

If **YES**, please identify the file number of the application and the decision on the application.

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2. Is the subject land the subject of a current application for approval of:

a) An Official Plan Amendment	_____	YES	<u>X</u>	NO
b) A Zoning By-law Amendment	_____	YES	<u>X</u>	NO
c) A minor variance	_____	YES	<u>X</u>	NO
d) A consent (severance)	_____	YES	<u>X</u>	NO
e) A site plan approval	<u>X</u>	YES	_____	NO
f) A Ministries Zoning Order	_____	YES	<u>X</u>	NO

If **YES**, please outline the status of the related applications and file numbers (if known).

SP25-002 - Approved September 15, 2025

**I hereby swear that the information provided by this application is true.**

September 23, 2025  
Date Submitted

Kanay Sharma  
Owner's/Applicant's Signature  
(NOTE: If applicant is signing, the owner must complete the "**Application Authorization Form**" attached to this application)

*Personal information contained in this application form (name, address, phone number, e-mail address) is part of the public record and by signing such application form the applicant acknowledges that such information can be disclosed to the public.*

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**FOR OFFICE USE ONLY**

AMANDA No. Assigned: \_\_\_\_\_

File No. Assigned: \_\_\_\_\_

Complete Application Review Date: \_\_\_\_\_

Assigned to: \_\_\_\_\_

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## APPLICATION AUTHORIZATION FORM

I/WE Daniel J. Clayton Holdings Ltd., the registered owners  
of 46 Goldenview Drive (municipal address or legal description) hereby  
authorize J.D. Barnes Limited to act as agent for the Application of a Plan  
of Condominium which deals with the above noted lands.

Sep+ 18/2025  
Date

  
Owner's Signature

*Personal information contained in this application form (name, address, phone number, e-mail address) is part of the public record and by signing such application form the applicant acknowledges that such information can be disclosed to the public.*