

TOWNSHIP OF CENTRE WELLINGTON

NOTICE OF PUBLIC MEETING

REGARDING A PROPOSED ZONING BY-LAW AMENDMENT AND PROPOSED COUNTY OF WELLINGTON OFFICIAL PLAN AMENDMENT

TAKE NOTICE that the Township of Centre Wellington has received a complete application for approval of a zoning by-law amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990. Additionally, the County of Wellington has received a complete application for approval of an official plan amendment pursuant to Section 17 of the Planning Act, R.S.O. 1990. A public meeting regarding these two applications will be held on Wednesday, April 26, 2023 at 6:00 p.m. in the Council Chamber, 1 MacDonald Square, Elora, Ontario. The purpose of the public meeting is to present the proposed zoning by-law amendment and official plan amendment and to receive public input prior to making a decision. The Township's File Number for this application is **RZ06/22**. The County of Wellington's File Number is **OP-2022-01**. The subject land to which the proposed amendments apply are properties known municipally as 8243, 8268, and 8282 Wellington Road 19, West Garafraxa as shown on the key map below.

Purpose and Effect

The purpose of the proposed zoning by-law amendment is to change the current zoning from "A" Agricultural, "R1A.29.8" Residential Exception, "R1A.30.2" Residential Exception, "OS-GC" Open Space Golf Course, and "EP" Environmental Protection to "R1A" Residential Exception, "OS" Open Space, Open Space Golf Course Exception, and "EP" Environmental Protection. The effect of the amendment is to allow 118 single detached residential units on private communal water and sanitary service on the south-east portion of the land. The 18-hole golf course and associated facilities will remain on the North-West portion of the land.

The purpose of the proposed official plan amendment is to amend the policy in Section 9.2.2 to permit 118 single detached dwellings as part of a recreational/residential community in conjunction with the Fergus Gold Club and re-designate portions of the land from "Core Greenlands" and "Prime Agricultural" to "Residential". This application is applicable to the parcel of land south of Wellington Rd No. 19.

Additional Applications

The applicant has also filed applications to the County of Wellington for approval including a proposed draft plan of subdivision application (**23T-22001**), and a proposed draft plan of condominium application (**23CD-22001**). The intent of application for draft Plan of Subdivision is to create two blocks north and south of a bisecting road (Wellington Road No. 19.). Block 1 is located north of Wellington Road No. 19 and Block 2 is located south of Wellington Road No. 19. The intent of the application for draft Plan of Condominium is to establish common elements for the proposed development. The common elements to include roadways, servicing etc. and 118 parcels of tied land (POTL) for the future single detached dwellings. Additional Information regarding these application is available on the County of Wellington Website www.wellington.ca/en/resident-services/pl-active-applications.aspx or by contacting the Planning Department at 519-837-2600 x2160

To Appear as a Delegation or Provide Written Comments

Persons are encouraged to make written submissions in support of or in opposition to the proposed zoning by-law amendment and/or official plan amendment. Any person or public body is entitled to participate in the public meeting and make an oral submission as a delegation. Persons wishing to register as a delegation at the public meeting or submit written comments are requested to contact the Municipal Clerk's office in the following ways:

- By Phone at 519-846-9691 x243
- By Email at kokane@centrewellington.ca
- By regular mail or courier to Clerk's Department, 1 MacDonald Square, Elora, Ontario, N0B 1S0

Requirements for Owners of Multi-tenanted Buildings

Upon receiving this notice, owners of multi-tenant buildings with seven (7) or more residential units are required under the Planning Act to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The notice shall remain posted until April 27, 2023 (the day after the public meeting).

Notice of Passing – Proposed Zoning By-law Amendment

If you wish to be notified of the decision of the Township of Centre Wellington in respect of the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Centre Wellington, 1 MacDonald Square, Elora, Ontario, N0B 1S0.

Requesting Notice of Decision - Official Plan Amendment

Any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving or written notice had been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County official Plan amendment, you must make written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9

Appeal Rights

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Township of Centre Wellington to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre Wellington before the by-law is passed, the person or public body is not entitled to appeal the decision;

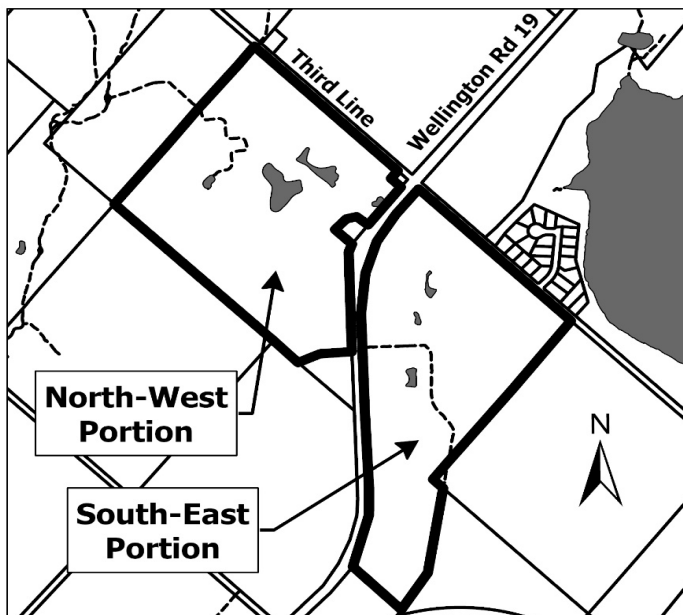
AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Centre Wellington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, or if a person or public body would otherwise have an ability to appeal the decision of the Corporation of the County of Wellington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the County of Wellington before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Corporation of the County of Wellington to the Ontario Land Tribunal.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, or if a person or public body does not make oral submissions to the Corporation of the County of Wellington before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information

Additional information, including the applications and supporting reports or plans, are now available for public viewing online at <http://www.centrewellington.ca/DevelopmentApplications> or by calling Chantalle Pellizzari, Development Coordinator at (519) 846-9691 ext. 241.



Dated at the Township of Centre Wellington
this 6th day of April, 2023.

Kerri O’Kane, Municipal Clerk
Township of Centre Wellington
1 MacDonald Square
Elora, Ontario
N0B 1S0
Phone: (519) 846-9691
Fax: (519) 846-2074
Email: kokane@centrewellington.ca