

**TOWNSHIP OF CENTRE WELLINGTON
NOTICE OF PUBLIC MEETING
REGARDING AN AMENDMENT TO THE TOWNSHIP OF CENTRE WELLINGTON
OFFICIAL PLAN**

TAKE NOTICE that the Township of Centre Wellington has initiated an amendment to the Township of Centre Wellington Official Plan, pursuant to Section 21 of the Planning Act, R.S.O. 1990. The file number for this application is **OP004/23**. The Township will hold a public meeting to present the proposed amendment and to receive public input before making a decision. The public meeting will be held on **Wednesday, July 26, 2023**, at 6:00 p.m. in the Council Chamber, 1 MacDonald Square, Elora, Ontario, N0B 1S0.

The subject property is located on the lands bounded by Scotland Street to the east, Second Line to the south, Guelph Street to the west and existing development to the north and is bisected by Highway 6, as shown on the key map below.

The proposed official plan amendment is in the form of a secondary plan for the subject land, as required by the provisions of the Township Official Plan. The effect of the amendment is to implement detailed land use plans and policies to guide orderly development of the remaining designated greenfield lands in south Fergus. The South Fergus Secondary Plan provides a conceptual framework for the area and addresses the mix, arrangement and density of land uses, collector road network, size and location of parks and school sites, the location of major services, and the natural heritage network. It is intended to provide the basis for the preparation of future Planning Act applications.

These lands were added to the Urban Centre boundary in 2003 to accommodate projected growth for at least 20 years. Concurrent with the secondary plan process, a Master Environmental Servicing Plan (MESP) has been undertaken to integrate infrastructure requirements for existing and future land uses under the Municipal Class EA process with environmental assessment planning principles. Further details on the MESP can be found at: www.connectcw.ca.

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 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

Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a staff report, included in a Committee of the Whole or Council Agenda and posted on the Township's website.

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 July 27, 2023 (the day after the public meeting).

Notice of Passing

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

If the official plan amendment is adopted, it will be forwarded to the County of Wellington for approval. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the proposed official plan amendment, you must make a written request to the Director, Planning and Development Department, 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 County of 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 official plan amendment is adopted, 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 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 (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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.

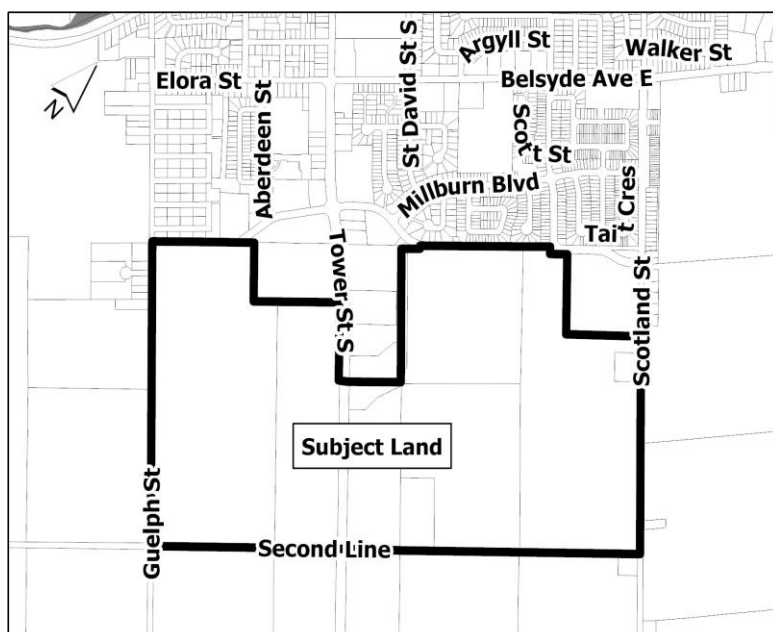
AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre Wellington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal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

Additional information regarding this application has been filed with the application, including a copy of the proposed Secondary Plan and supporting documents outlined below. Arrangements to view this material can be made by contacting Chantalle Pellizzari, Supervisor of Development at cpellizzari@centrewellington.ca or 519-846-9691 ext: 241.

- South Fergus Master Environmental & Servicing Plan & Secondary Plan Study
- Draft Official Plan Amendment
- Community Design Guidelines
- Environmental Impact Assessment
- Transportation Plan
- Functional Servicing Report
- Preliminary Stormwater Management
- Fiscal Impact Study
- Stage 1-2 Archaeological Property Assessment

Information, including the above reports, has also been posted at:

<http://www.centrewellington.ca/departments/planning/notices/Pages/default.aspx>.



Dated this 6th day of July,
2023.

Kerri O'Kane, Municipal
Clerk
Township of Centre
Wellington
1 MacDonald Square
Elora, ON N0B 1S0
kokane@centrewellington.ca