



Managing Director of
Planning &
Development Services

PLANNING

Development
Coordinator

Development
Engineering Technologist

Senior Planner

GIS
Coordinator

Planning
Technician

*The Senior Planner (Full title: Senior Planner - Heritage and Development also oversees heritage matters and applications. To learn more about this department's key functions, please see the "Heritage Fact Sheet".

WHAT WE DO

We manage the review of development applications on behalf of the Township: Official Plan Amendments, Zoning Amendments, Minor Variances, Consents (severances), Subdivisions, Condominiums, Site Plans, and Part Lot Control Exemptions. On average, we manage more than 100 applications every year. In addition, we:

- Reviews Development Applications and prepares Development Agreements
- Prepare municipal policies (i.e., Official Plan), regulations (i.e., Zoning By-law), and development standards and guidelines (i.e., Design Guidelines)
- Maintain the the Township's Geographic Information System and databases
- Assign street names and addresses to all properties in the Township
- Ensure compliance with site plan and other development agreements

KEY FACTS

- 1 The population of Centre Wellington is expected to grow to more than 52,000 by 2041
- 2 The number of households in Centre Wellington is expected to grow to about 19,000 by 2041. This equates to approximately 320 new dwelling units every year.

NUMBER OF STAFF:

5

- *Senior Planner
- Development Coordinator
- GIS Coordinator
- Development Engineering Technologist
- Planning Technician

CURRENT & UPCOMING PROJECTS

- ✓ Manage the Township involvement in Phase 3A of the County of Wellington Municipal Comprehensive Review, which includes a Policy Review, Settlement Area Land Review, and Settlement Area Boundary Expansion Review.
- ✓ South Fergus Master Environmental Servicing Plan (MESP) & Secondary Plan: The purpose of the MESP & Secondary Plan is to guide the development of the remaining designated greenfield lands in South Fergus. The Secondary Plan will establish the land use designations and policy framework to be included in the Township Official Plan. South Fergus is expected to incorporate Low and Medium Density Residential, Mixed Use, Commercial and Employment Land Uses and facilitate thousands of new homes and employment opportunities.
- ✓ Update the Township's development application procedures to ensure compliance with new Provincial requirements that take affect starting on January 1, 2023. Shorter decision making times are required.



TOP QUESTIONS ASKED

1

How do I sever a lot?

Contact the Township planning staff to determine compliance with applicable policies and regulations. Then apply to the Land Division Committee at the County of Wellington.

2

How do I find out about the zoning of my property and the permitted uses?

Contact Township planning staff or visit the website (see "zoning information" under "planning and zoning" on the "Planning and Permits" page located in Township Services).

3

How do I put in an accessory apartment in my house or in a separate detached building?

Contact the Township planning staff to determine if you meet the necessary regulations, then apply for a building permit.

4

How do I find out more information on a planning application?

Active applications (Zoning By-laws and Official Plan Amendments) are posted online under "Doing Business" (see "Current Applications") on the Township website. Planning staff are available to discuss the status of any application.

5

Can I have animals (i.e., horses or small hobby farm) on my property?

The size of your property as well as the type and number of animals are all factors in determining if this would be permitted on your property. Planning staff can discuss this with you and may refer you to Planning staff at the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) for further assistance.