

**TOWNSHIP OF CENTRE WELLINGTON
NOTICE OF PUBLIC MEETING
REGARDING A PROPOSED ZONING BY-LAW 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 and will hold a public meeting regarding the proposed by-law amendment 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 by-law amendment and to receive public input prior to making a decision. The Township's File Number for this application is **RZ013/22**. The subject land to which the proposed amendment applies is known municipally as 223 St. Andrew Street East in Fergus 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 "C1" Central Business District Commercial to "C1" Central Business District Commercial Exception. The effect of the amendment is to allow a 5 storey (15 metres) building with ground floor commercial space and 4 storeys of residential dwelling units above. The redevelopment will include the removal of the existing dwelling and accessory buildings.

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. 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

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.

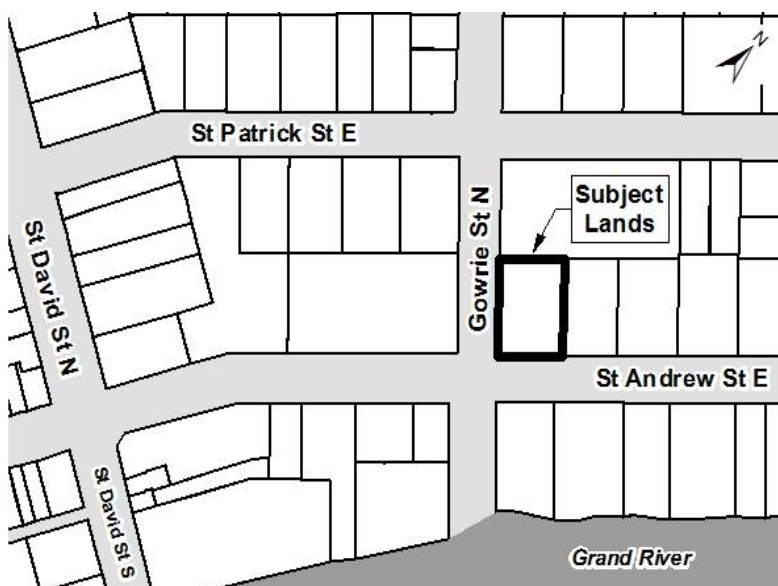
Appeal Rights

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.

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 30th day of March 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