

**TOWNSHIP OF CENTRE WELLINGTON  
NOTICE OF PUBLIC MEETING  
REGARDING A PROPOSED OFFICIAL PLAN AMENDMENT AND  
ZONING BY-LAW AMENDMENT**

**TAKE NOTICE** that the Township of Centre Wellington has received a complete application for approval of an official plan amendment and zoning by-law amendment pursuant to Section 17 and Section 34 of the Planning Act, R.S.O. 1990. A public meeting regarding these two applications will be held on **Wednesday, June 28, 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 official plan amendment and zoning by-law amendment and to receive public input prior to making a decision. The Township's file number for these applications are **OP01/23 and RZ01/23**. The subject land to which the proposed amendments apply is known municipally as 22 Park Road, Elora, as shown on the key map below.

**Purpose and Effect**

The purpose of the proposed official plan amendment is to change the land use designation "Industrial" to "Highway Commercial". The purpose of the zoning by-law amendment is to change the current zoning from "M1" Service Industrial to "C2" Highway Commercial. The effect of these amendments is to facilitate a commercial development including a food retail store. The subject land also has associated Land Division applications B140/22, B141/22 and B142/22 through the County of Wellington.

**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](mailto: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 June 29, 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.

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

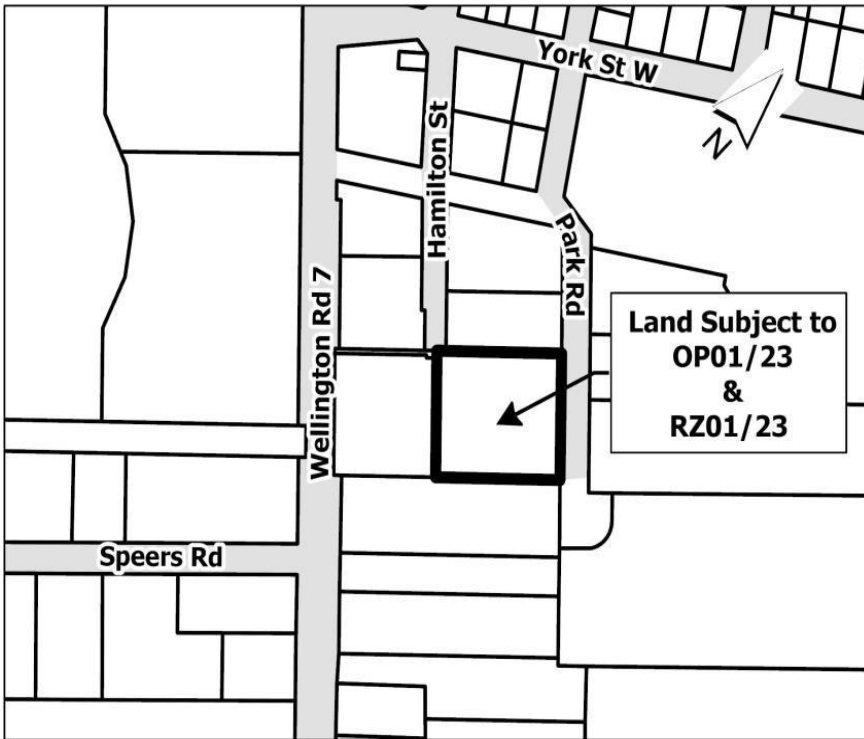
to appeal the decision.

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

For more information about this matter, including information about preserving your appeal rights, contact Chantalle Pellizzari, Development Coordinator at the contact information provided below.

- By Phone at 519-846-9691 x241
- By Email at [cpellizzari@centrewellington.ca](mailto:cpellizzari@centrewellington.ca)



Dated at the Township of  
Centre Wellington this 29<sup>th</sup>  
day of May 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](mailto:kokane@centrewellington.ca)