

**TOWNSHIP OF CENTRE WELLINGTON
NOTICE OF COMPLETE APPLICATION & 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 **OP02/23** and **RZ05/23**. The subject land to which the proposed amendments apply is known municipally as 19 East Mill Street, Elora as shown on the key map below.

Purpose and Effect

The purpose of the proposed official plan amendment is to change a portion of the land use designation from "Residential" to "Central Business District". The purpose of the proposed zoning by-law amendment is to change the current zoning from "R1A" Residential to "C1" Central Business District Exception. The effect of these amendments is to facilitate a mixed-use development consisting of commercial and residential land uses.

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 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.

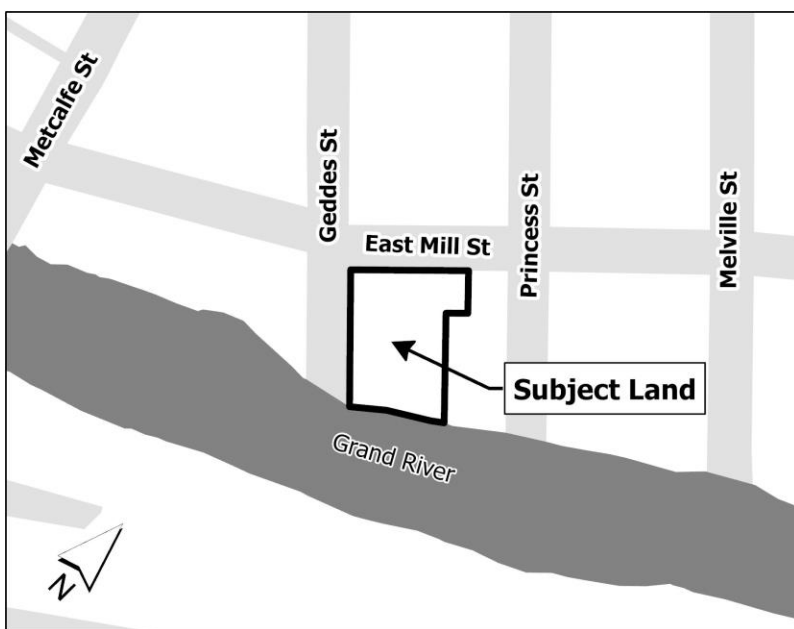
AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre Wellington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (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

Comments on this application should be submitted by **Thursday June 15, 2023** and can be submitted to the Municipal Clerk (contact information below). Details of this application can be viewed on the Township website at: <https://www.centrewellington.ca/currentapplications/>



Dated at the Township of Centre Wellington this 4th 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