

**NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

TAKE NOTICE that the Council of the Corporation of the Township of Centre Wellington passed By-law No. 2024-07 on the 12th day of February 2024, an amendment to Township of Centre Wellington By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990.

THE SUBJECT LAND is located at 223 St. Andrew Street E., Fergus, as shown on the key plan below. The purpose of the proposed zoning by-law amendment is to change the current zoning from “C1- Central Business District Commercial” to “C1.77.6 – Central Business District Commercial Exception”. The effect of the amendment is to allow a building height of 5-storeys up to 16.7 metres for a building comprised of commercial and residential uses on the ground level with 4-storeys of residential dwelling units above. The redevelopment will include the removal of the existing buildings.

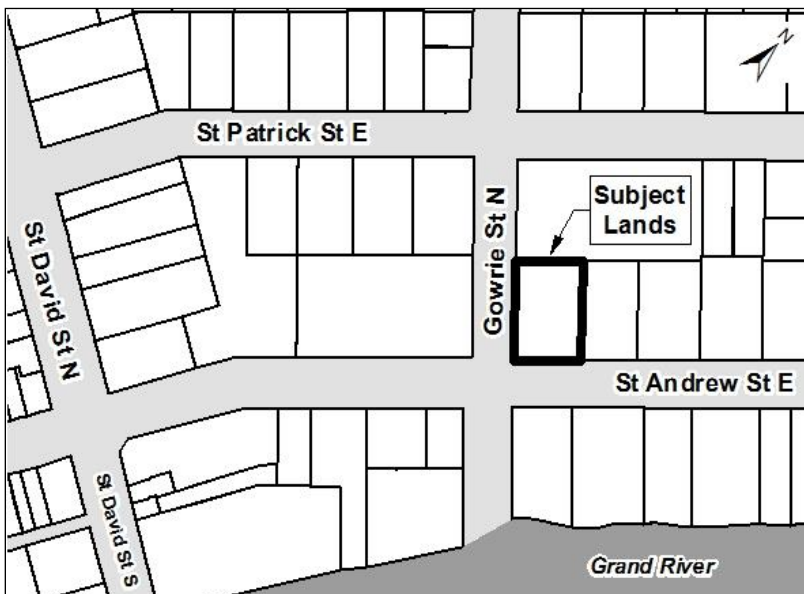
ANY PERSON or public body may appeal the passing of this zoning by-law amendment to the Ontario Land Tribunal (OLT) by filing a Notice of Appeal setting out the reason for the appeal with the Clerk at the address shown below. The last day for filing an appeal is **Wednesday, March 6, 2024**. A Notice of Appeal must be accompanied by the appropriate fee as required by the Ontario Land Tribunal (OLT).

ONLY individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

PUBLIC NOTICE regarding the proposed zoning by-law amendment was given in accordance with the requirements of the Planning Act, and a public meeting was held on April 26, 2023. All comments received were considered as part of Report PLN2024-04.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection during normal business hours at the Township Municipal Office, or by contacting Chantalle Pellizzari, Development Co-ordinator (519-846-9691 x241).



Dated at the Township of Centre Wellington
this 15th day of February, 2024.

Kerri O’Kane,
Municipal Clerk
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519-846-9691 X243