

**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 May 31, 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 Numbers for these applications are **OP01/22** and **RZ17/22**. The subject land to which the proposed amendments apply are known municipally as 350 Wellington Road 7, Salem, 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 of the subject land from "Highway Commercial" to "Highway Commercial Policy Area PA1-16". The purpose of the zoning by-law amendment is to change the current zoning from "C2 (H)" Highway Commercial with a Holding Provision to "C2" Highway Commercial Exception. The effect of these amendments is to facilitate the development of townhouse, back-to-back townhouse, and live-work townhouse units.

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 official plan amendment and/or 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 as 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 Complete Application in a location that is clearly visible to all tenants (i.e. building or community notice board). The notice shall remain posted until June 1, 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 official plan amendment or 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.

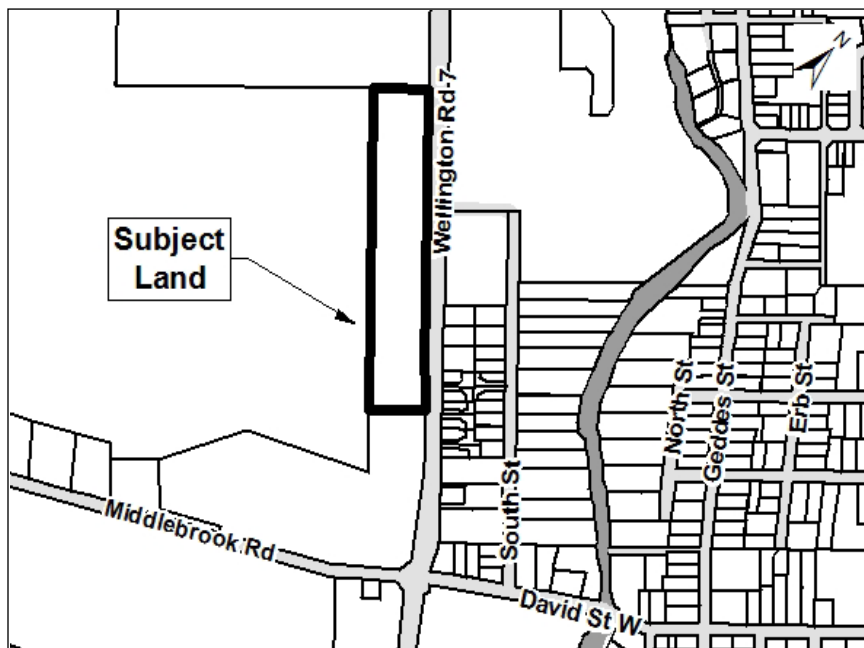
TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of The Township of Centre Wellington to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Centre 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



Dated at the Township of Centre Wellington this 27th day of April, 2023

Kerri O'Kane,
Manager of Legislative Services/Clerk
Township of Centre Wellington
1 MacDonald Square
Elora, Ontario N0B 1S0
Phone: (519) 846-9691 x243
Email: kokane@centrewellington.ca