

NOTICE OF A COMPLETE APPLICATION AND PUBLIC MEETING TO CONSIDER A PROPOSED ZONING BY-LAW AMENDMENT AND A PROPOSED DRAFT PLAN OF SUBDIVISION

TAKE NOTICE that the Township of Centre Wellington has received a complete application (File No. **RZ11/18**) for approval of a zoning by-law amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990. The County of Wellington has received an application for draft plan of subdivision **23T-18005** and has requested that the Township of Centre Wellington hold a public meeting. The Council of the Township of Centre Wellington will hold a public meeting regarding these applications on Wednesday July 17, 2019 in the Council Chamber, 1 MacDonald Square, Elora at 6:00 p.m. The purpose of the public meeting is to present the proposed zoning by-law amendment and draft plan of subdivision and to receive public input prior to making a decision.

Purpose and Effect

The purpose of the proposed Zoning By-law Amendment is to change the current zoning of the subject land from Extractive Industrial (M3.91.2), Agricultural (A.91.1) and Environmental Protection (EP) to Residential (R1A), Open Space (OS) and Environmental Protection (EP) in order to accommodate the development of a proposed draft plan of subdivision. The proposed draft plan of subdivision consists of lots and blocks for 40 single detached dwelling units, park, storm water management pond and walkways. The County of Wellington Draft Plan of Subdivision file number is 23T-18005.

Subject Lands

The subject lands are located at 7284 Sideroad 4 in Inverhaugh as shown on the key map below.

Oral or Written Submissions regarding the Zoning By-law Amendment

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written submission regarding the Zoning By-law Amendment should be addressed to the Township Clerk at the address shown below.

- By Phone at 519-846-9691 x243
- By Email at kokane@centrewellington.ca
- By Fax at 519-846-2074
- In person at 1 MacDonald Square, Elora
- By regular mail or courier to Clerk's Department, 1 MacDonald Square, Elora, Ontario, N0B 1S0

Those wishing to make an oral submission at the public meeting should notify the Clerk's Department at (519)846-9691 x243 prior to the public meeting.

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed draft plan of subdivision. Written submission regarding the draft plan of subdivision should be addressed to the Planning and Development Department at the address shown below.

- By Email at debt@wellington.ca
- By Fax at 519-823-1694
- In person at 74 Woolwich Street, Third Floor, Guelph
- By regular mail or courier to Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

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 July 18, 2019 (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.

Notice of Decision

If you wish to be notified of the decision of the County of Wellington in respect of the proposed draft plan of subdivision, you must make a written request to the Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9. If you wish to be notified of the passing of the proposed zoning by-law amendment by the Township, you must make a written request to the Clerk of the Township of Centre Wellington at the address shown below.

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 Local Planning Appeal Tribunal (LPAT) 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 Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

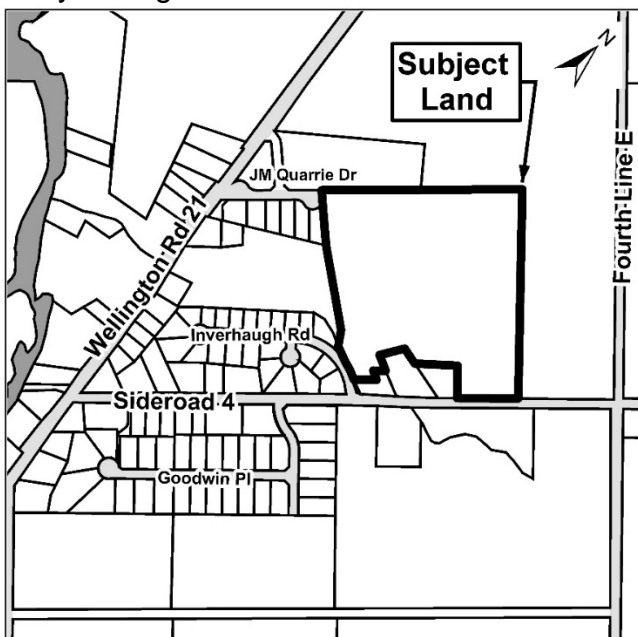
TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of The County of Wellington to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Wellington in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 County of Wellington in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) 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 between the hours of 8:30 a.m. and 4:30 p.m. at the Township of Centre Wellington municipal offices or by calling Chantalle Pellizzari, Planning Co-ordinator at (519) 846-9691 ext. 241. Information will also be posted on the Township web page (www.centrewellington.ca) as of the date of this notice.

Information regarding the proposed draft plan of subdivision is also available for inspection at the County of Wellington Planning and Development Department, 74 Woolwich Street, Guelph or by calling 519-837-2600 ext. 2180.



DATED AT THE TOWNSHIP OF CENTRE WELLINGTON THIS 13th DAY OF JUNE, 2019.

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