

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

TAKE NOTICE that the Township of Centre Wellington has received a Township-initiated application for 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 Monday April 14, 2025, at 2:00 p.m. in the Council Chamber, 1 MacDonald Square, Elora, Ontario. The purpose of the public meeting is to present the applications and to receive public input prior to making a decision. The Township's file numbers for these applications are **OP01/25** and **RZ01/25**.

Purpose and Effect of the Proposed Official Plan and Zoning By-law Amendments

The purpose of the proposed official plan amendment is to change Section C.5- Housing Policies to include a new section C.5.8- Additional Residential Units. The effect of the official plan amendment is to include policies regarding Additional Residential Units (ARUs) on land where residential uses are permitted.

The purpose of the proposed zoning by-law amendment is to allow Additional Residential Units (ARUs), both attached and detached, on lands where residential uses are permitted and provide associated regulations. And further to permit "M1-Service Industrial" uses to be added to the list of permitted uses in "M2 – General Industrial".

The effect of the amendment is to implement zoning regulations necessary to facilitate Additional Residential Units and to add permitted uses in the M2 - Industrial zone. Due to the amendments broadly affecting lands in the Township, a key map has not been provided.

To Appear as a Delegation In-person or Remotely 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 oral submission as a delegation. Those persons wishing to speak at the public meeting shall register with Legislative Services by submitting a Delegation Request Form (www.centrewellington.ca) no later than 1 business day prior to the meeting. If the meeting is on a Monday, the request must be submitted by noon on the Friday preceding the meeting.

Delegations may appear in-person or participate electronically. If participating electronically, delegates will receive an email from the Municipal Clerk or Municipal Deputy Clerk with confirmation and instructions for electronic participation. The Township uses Zoom as its electronic meeting platform. A unique link with access to the electronic meeting is not to be shared with other individuals unless directed to do so. Please refer to the Township's Hybrid Meeting Policy for additional information. If you have any questions, please contact staff by:

- Phone at 519-846-9691 x243 or x 242
- Email at kokane@centrewellington.ca or lmiller@centrewellington.ca
- Regular mail or courier to Corporate Services, 1 MacDonald Square, Elora, Ontario, N0B 1S0

Submitting Comments

Comments on this application should be submitted by April 4, 2025, and can be submitted to the Municipal Clerk (contact information below) or via email at planningcomments@centrewellington.ca.

Comments submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and may be published in a staff report and posted on the Township's website.

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 April 15, 2025 (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

Details of this application can be viewed on the Township website at:

<https://www.centrewellington.ca/currentapplications/>

For more information about this matter, including information about preserving your appeal rights, contact Chantalle Pellizzari, Supervisor of Development - Administration 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 20th day of March, 2025.

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