

**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. 2025-24 on the 14<sup>th</sup> day of April 2025, 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 7120 Sixth Line, West Garafraxa, as shown on the key plan below. The purpose of the proposed zoning by-law amendment is to change the zoning from “A - Agricultural” to “A - Agricultural Exception” on the retained parcel to restrict residential uses. The amendment will also change the zoning on the 2.17 hectare severed parcel from “A – Agricultural” to “A – Agricultural Exception” to permit the maximum floor area for all accessory buildings to be 6.2% of the total lot area. The effect of the zoning by-law amendment is to implement zoning regulations necessary to facilitate a farm dwelling surplus severance. The zoning amendment is a condition of approval of the County of Wellington Land Division Committee Application B54-24.

**TAKE NOTICE** that any person of public body may file an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Centre Wellington (Township of) as the Approval Authority or by mail 1 MacDonald Square, Elora, Ontario, N0B 1S0, no later than 4:30 p.m. on May 7th, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [kokane@centrewellington.ca](mailto:kokane@centrewellington.ca)

**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 September 25th, 2024. All comments received were considered as part of Report **PLN2025-18**, which can be found here: <https://centrewellington.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=914>

**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, Supervisor of Development Administration (519-846-9691 x241).

Dated at the Township of Centre Wellington this 17<sup>th</sup> day of April, 2025.



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