

**TOWNSHIP OF CENTRE WELLINGTON  
NOTICE OF A PUBLIC MEETING REGARD A PROPOSED  
DRAFT PLAN OF SUBDIVISION AND AN AMENDMENT TO THE ZONING BY-LAW**

**TAKE NOTICE** that the Township of Centre Wellington will hold a public meeting regarding a proposed draft plan of subdivision (23T-18002) and a proposed zoning by-law amendment on Wednesday January 27th, 2021 at 6:30 p.m. The meeting will be held electronically via Zoom, no persons will be permitted in the Council Chamber or the Municipal Building. The public meeting can be viewed online at <https://centrewellington.civicweb.net/portal/>. The purpose of the public meeting is to present the proposed draft plan of subdivision and proposed zoning by-law amendment and to receive public input prior to making a decision. The Township's File Number for this application is **RZ06/18**. The County of Wellington's File Number for the Draft Plan of Subdivision is **23T-18002**. The subject land is known as 6542 Gerrie Road and 6560 Gerrie Road in Elora, as shown on the key plan below. These lands are also the subject of a pending Township-initiated Official Plan Amendment to apply the Residential and Core Greenlands designations to the subject land.

**Purpose and Effect**

The purpose of the proposed Zoning By-law Amendments is to change the current zoning of the subject land from Agricultural (A) and Environmental Protection (EP) to Residential (R1B, R1B Exception, R1C, R1C Exception, R4 and R4 Exception), Open Space (OS), and Future Development (FD). The effect of the proposed zoning by-law amendment is to accommodate the development of a proposed draft plan of subdivision (County of Wellington File Number: 23T-18002). The proposed draft plan of subdivision consists of lots and blocks for up to 241 units including a mix of single detached dwellings, cluster townhouses, an apartment, parks, open space, storm water management ponds and walkways.

**To Appear as a Delegation via Zoom or Provide Written Comments**

Persons are encouraged to make written submissions in support of or in opposition to the proposed draft plan of subdivision. Written submissions should be directed to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, ON, N1H 3T9. Persons are encouraged to make written submissions in support of or in opposition to the proposed 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 at [kokane@centrewellington.ca](mailto:kokane@centrewellington.ca)
- 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 Kerri O'Kane, Municipal Clerk no later than 4:30 p.m. on January 26<sup>th</sup>. Please indicate your name, phone number and the application number or address of the property you wish to speak to. When we receive your request, you will receive confirmation and instructions for participating in the electronic Zoom public meeting. Please call 519-846-96921 x243 or email [kokane@centrewellington.ca](mailto:kokane@centrewellington.ca)

**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 January 28, 2021 (the day after the Public Meeting).

**Appeal Rights – Draft Plan of Subdivision**

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of 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 of the Corporation of the County of Wellington to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submission at a public meeting, or make written submissions to the Corporation of 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 unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information regarding the proposed draft plan of subdivision available by calling 519-837-2600 ext. 2160 to obtain the information electronically or by mail due to the closure of the County office at this time.

### **Appeal Rights – Zoning By-law Amendment**

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 proposed official plan or zoning by-law amendment is adopted, the person or public body is not entitled to appeal the decision.

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 or zoning by-law amendment is adopted, 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.

### **Request Notice of Passing of Proposed Draft Plan of Subdivision**

If you wish to be notified of the decision of the Corporation of the County of Wellington regarding this application for draft plan of subdivision, you must make a written request to: Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, ON, N1H 3T9.

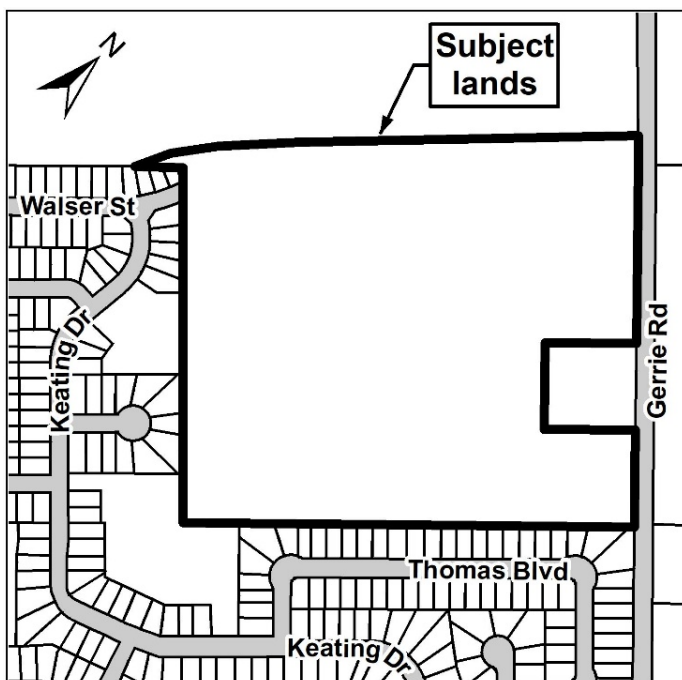
### **Requesting Notice of Decision of Proposed Official Plan and Zoning By-law Amendment**

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. 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.

### **Additional Information**

Additional information, including the applications and supporting reports or plans, are now available for public viewing online at <http://www.centrewellington.ca/DevelopmentApplications> or by calling Chantalle Pellizzari, Planning Coordinator at (519) 846-9691 ext. 241.



DATED AT THE TOWNSHIP OF CENTRE WELLINGTON THIS 7<sup>th</sup> DAY OF JANUARY, 2021.

Kerri O’Kane,  
Manager of Legislative Services/Clerk  
Township of Centre Wellington  
1 MacDonald Square  
Elora, Ontario N0B 1S0  
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