

NOTICE OF THE ADOPTION OF AN OFFICIAL PLAN AMENDMENT AND THE PASSING OF A ZONING BYLAW 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. 2023-72 on the 25th day of September, 2023, adopting Amendment No. 12 to the municipal official plan for the Township of Centre Wellington, pursuant to Section 17 of the Planning Act, R.S.O. 1990 and also passed By-law No. 2023-73, amending the Township of Centre Wellington zoning by-law no. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990.

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 “C2.49.1 (H15)” Highway Commercial Exception with a Holding Provision. The effect of these amendments is to facilitate the development of townhouse, back-to-back townhouse, and live-work townhouse units.

Subject Land

The subject lands to which the proposed amendments apply are known municipally as 350 Wellington Road 7, Salem, as shown on the key map below.

Obtaining More Information

A copy of the proposed official plan amendment and the proposed zoning by-law amendment is currently available for inspection at the municipal offices during normal business hours or on the Township website at: <http://www.centrewellington.ca/DevelopmentApplications>

Submission To Approval Authority

The proposed official plan amendment will now be submitted to the County of Wellington (the approval authority) for approval. Any person or public body will be entitled to receive notice of the proposed decision of the approval authority in respect of the proposed official plan amendment if a written request to be notified of the proposed decision is made to the approval authority. The address of the approval authority is the Director, County of Wellington Planning and Development Department, Administration Centre, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

ANY PERSON or public body may appeal the passing of this zoning by-law amendment to the Ontario Land Tribunal (OLT) by filing a Notice of Appeal setting out the reason for the appeal with the clerk at the address shown below. The last day for filing an appeal is **Wednesday, October 25th, 2023**. A Notice of Appeal must be accompanied by the appropriate fee as required by the Ontario Land Tribunal (OLT).

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 official plan amendment and zoning by-law amendment was given in accordance with the requirements of the Planning Act, and a public meeting was held on May 31st, 2023. All comments received were considered as part of Report PLN2023-48.

ADDITIONAL INFORMATION relating to the proposed official plan and zoning by-law amendment are available by contacting Chantalle Pellizzari, Planning Co-ordinator (519-846-9691 x241 or cpellizzari@centrewellington.ca).

Dated in the Township of Centre Wellington this 5th day of October 2023.

Kerri O’Kane
Municipal Clerk
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