

**TOWNSHIP OF CENTRE WELLINGTON  
NOTICE OF COMPLETE APPLICATION REGARDING  
A PROPOSED OFFICIAL PLAN AMENDMENT AND  
PROPOSED ZONING BYLAW AMENDMENT**

**TAKE NOTICE** that the Township of Centre Wellington has received a complete application for an official plan amendment and zoning bylaw amendment pursuant to Section 17 and Section 34 of the Planning Act, R.S.O. 1990. The Township's file numbers for these applications are **OP004-2025** and **RZ002-2025**. The subject land is known municipally as 968 St. David Street North in Fergus as shown on the key map below.

**Purpose and Effect**

The purpose of the proposed official plan amendment is to bring land into the Fergus Urban Centre and redesignate the land to Residential and Core Greenlands. The effect of the amendment is to allow future residential development.

The purpose of the proposed zoning bylaw amendment is to rezone the lands from 'A' - Agricultural to Various Residential Zones, 'OS' - Open Space and 'EP' - Environmental Protection. The effect of the amendment is to implement zoning regulations necessary to facilitate the development of a residential subdivision.

Related applications have been filed to the County of Wellington to amend the County Official Plan (**File OP-2025-06**) and a Draft Plan of Subdivision Approval (**File 23T-25003**).

**Notice of Passing**

If you wish to be notified of the decision of the Township of Centre Wellington in respect of the proposed official plan amendment or 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 by-law is passed or 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 by-law is passed or before 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.

**Additional Information**

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](mailto:cpellizzari@centrewellington.ca)

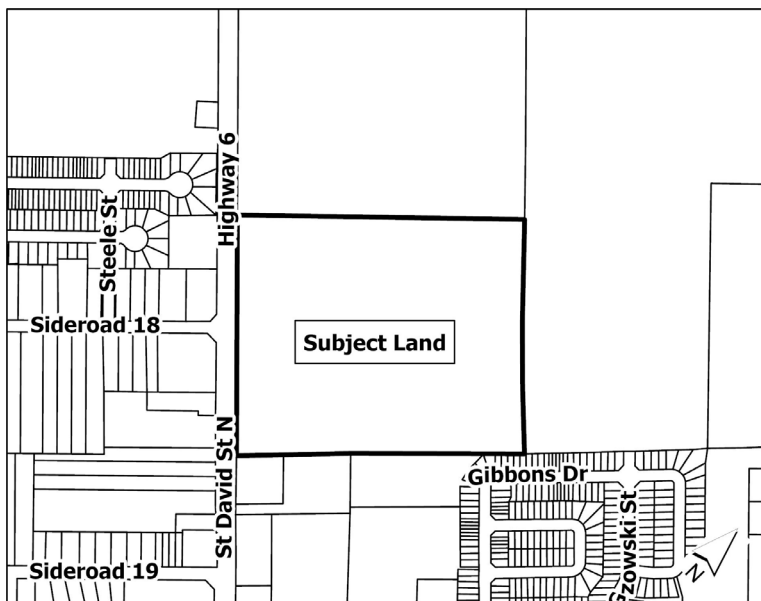
Comments on this application should be submitted by **May 30, 2025** and can be submitted to the Municipal Clerk (contact information below).

Details of this application can be viewed on the Township website at:  
<https://www.centrewellington.ca/currentapplications/>

### **Notice of Collection of Personal Information**

Personal information is being collected to gather feedback and communicate with interested parties regarding this development proposal. Information provided or presented at a public meeting is considered a public record and may be posted on the Township's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13. Questions about this collection should be directed to the Clerk's Office at 519-846-9691 or [clerks@centrewellington.ca](mailto:clerks@centrewellington.ca)



Dated at the Township of Centre Wellington this 30th day of April, 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](mailto:kokane@centrewellington.ca)