

**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 by-law 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 **OP007-2025** and **RZ006-2025**. The subject land is known municipally as 650 Victoria Terrace, Fergus, as shown on the key map below.

Purpose and Effect

The purpose of the proposed official plan amendment is to re-designate the lands from Industrial to Mixed-Use Residential. The effect of the amendment is to re-designate the lands for a future mixed-use residential development.

The purpose of the proposed zoning by-law amendment is to rezone the lands from "M1-Service Industrial" to "R6.XX- Residential Mixed-Use Exception". The effect of the amendment is to implement zoning regulations necessary to facilitate the development of a mixed-use development consisting of 192 townhomes and 11 commercial units.

A related application has been filed with the County of Wellington to amend the County Official Plan (**File OP-2025-09**).

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 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

Comments on this application should be submitted by **October 29, 2025**, and can be submitted to the Municipal Clerk (contact information below) or via email at planningcomments@centrewellington.ca

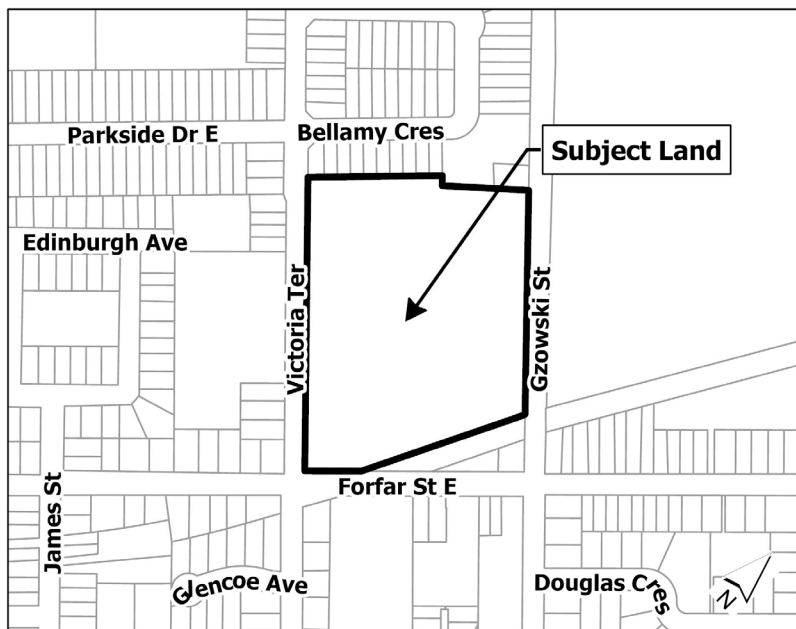
Details of this application can be viewed on the Township website at:
<https://www.centrewellington.ca/currentapplications/>

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.

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



Dated at the Township of Centre Wellington this 6th day of October, 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