

**TOWNSHIP OF CENTRE WELLINGTON
NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
REGARDING A PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Township of Centre Wellington has received a complete application for approval of a zoning by-law amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990 and will hold a public meeting regarding the proposed by-law amendment on Monday, March 25, 2024 at 6:00 p.m. in the Council Chamber, 1 MacDonald Square, Elora, Ontario. The meeting can also be viewed online at <https://centrewellington.civicweb.net/portal/>. The purpose of the public meeting is to present the proposed by-law amendment and to receive public input prior to making a decision. The Township's File Number for this application is **RZ01/24**. The subject land is known municipally as 8196 Wellington Road 19, West Garafraxa, as shown in the key map below.

Purpose and Effect

The purpose of the proposed zoning by-law amendment is to change the zoning from "A" Agricultural and "EP" Environmental Protection to "A" Agricultural Exception and "EP" Environmental Protection on the retained parcel to restrict residential uses. Furthermore, the amendment will seek to permit a maximum floor area of 6.6% for accessory buildings on the severed parcel, and to recognize the height of the existing accessory building (barn) measuring 10.5 metres. The effect of the proposed zoning by-law amendment is to implement zoning regulations necessary to facilitate a farm dwelling surplus severance and to recognize existing buildings on the severed parcel. The zoning amendment is a condition of approval of the County of Wellington Land Division Committee Application B86-23.

To Appear as a Delegation In-person or Remotely or Provide Written Comments

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 oral submission as a delegation. Those persons wishing to speak at the public meeting shall register with Legislative Services by submitting a Delegation Request Form (www.centrewellington.ca) no later than 1 business day prior to the meeting. If the meeting is on a Monday, the request must be submitted by noon on the Friday preceding the meeting.

Delegations may appear in-person or participate electronically. If participating electronically, delegates will receive an email from the Municipal Clerk or Municipal Deputy Clerk with confirmation and instructions for electronic participation. The Township uses Zoom as its electronic meeting platform. A unique link with access to the electronic meeting is not to be shared with other individuals unless directed to do so. Please refer to the Township's Hybrid Meeting Policy for additional information. If you have any questions, please contact staff by:

- Phone at 519-846-9691 x243 or x 242
- Email at kokane@centrewellington.ca or lmiller@centrewellington.ca
- Regular mail or courier to Corporate Services, 1 MacDonald Square, Elora, Ontario, N0B 1S0

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.

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 March 26, 2024 (the day after the public meeting).

Notice of Passing

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.

Appeal Rights

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Township of Centre 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, the person or public body is not entitled to appeal the decision.

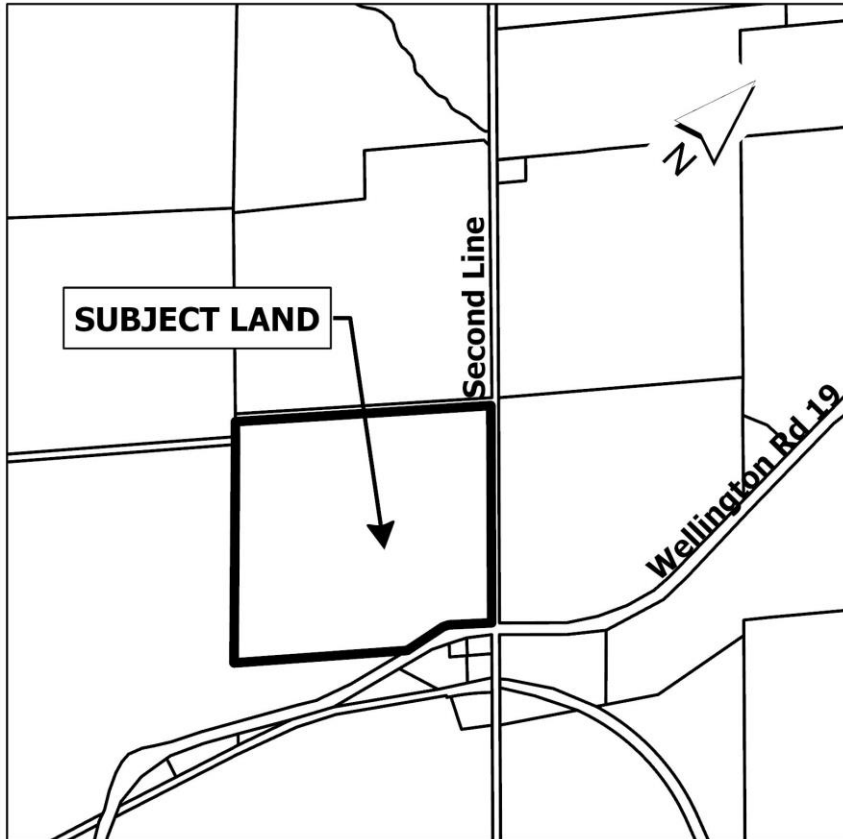
AND TAKE NOTICE that if a person or public body does not make oral submissions at a public

meeting, or make written submissions to the Township of Centre Wellington before the by-law is passed, 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 do so.

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



Dated at the Township of Centre Wellington this 22nd day of February 2024

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