

**TOWNSHIP OF CENTRE WELLINGTON
NOTICE OF PUBLIC MEETING**

**REGARDING A PROPOSED TOWNSHIP OFFICIAL PLAN AMENDMENT
AND ZONING BYLAW AMENDMENT**

AND COUNTY OF WELLINGTON OFFICIAL PLAN 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. Additionally, the County of Wellington has received a complete application for an official plan amendment pursuant to Section 17 of the Planning Act, R.S.O. 1990. A public meeting regarding these three applications will be held on Wednesday, February 25, 2026, 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 amendments and to receive public input prior to making a decision. The Township's file numbers for these applications are **OP007-2025** and **RZ006-2025**. The County's file number is **OP-2025-09**. 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 Township official plan amendment is to re-designate the lands from Industrial to Mixed-Use Residential. The effect of the amendment is to allow a future mixed-use residential and commercial 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.

The purpose and effect of the proposed County of Wellington official plan amendment is to amend the Growth Structure (Schedule A and A1) identified in the County official plan from "Employment Area" to "Delineated Built-Up Area" to facilitate a mixed-use residential and commercial development.

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 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
- Email at kokane@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.

Notice of Passing – Township Zoning By-law Amendment and Official Plan 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 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 Township 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.

Requesting Notice of Decision – County of Wellington

If you wish to be notified of the decision on the proposed County official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to Mr. Aldo Salis, Director of Planning and Development, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Appeal Rights

IF A PERSON or public body would otherwise have an ability to appeal the decision of the County of Wellington or 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 zoning by-law is passed or before the Township official plan 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 zoning by-law is passed or before the Township 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 pubic body as a party.

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 but the 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 before the proposed County official plan 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 the public meeting or make written submissions to the County of Wellington before the 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 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 the Township official plan amendment or zoning by-law amendment applications should be submitted by **February 11, 2026**, and can be submitted to the Municipal Clerk (contact information below) or via email at planningcomments@centrewellington.ca. Comments on the County official plan amendment can be sent via email to landdivisioninfo@wellington.ca

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

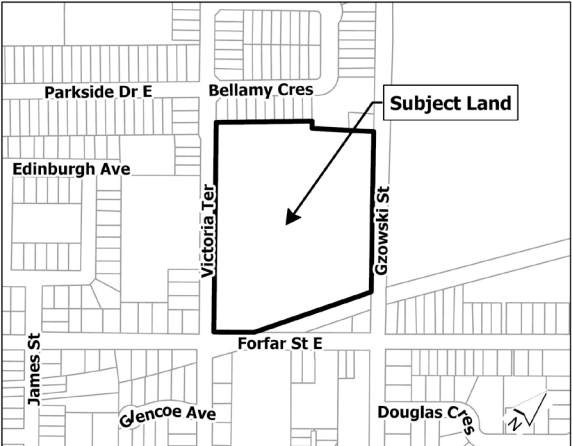
Additional Information regarding the County of Wellington official plan amendment application is available for review on the County of Wellington Website – www.wellington.ca/en/resident-services/pl-active-applications.aspx

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 29th day of January, 2026.

Kerri O’Kane, Municipal Clerk
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