



## County Of Wellington

# **NOTICE OF COMPLETE APPLICATIONS**

### **PROPOSED OFFICIAL PLAN AMENDMENT; PLAN OF SUBDIVISION AND PLAN OF COMMON ELEMENTS CONDOMINIUM TOWNSHIP OF CENTRE WELLINGTON**

**TAKE NOTICE** that the County of Wellington has received complete applications for proposed Official Plan Amendment; Plan of Subdivision and Plan of Common Elements Condominium pursuant to the Planning Act, R.S.O., as amended.

**THE LAND SUBJECT** to the proposed applications are located on Part Lots 9, 10 & 11, Concession 3, geographic Township of West Garafraxa, now Township of Centre Wellington (see key map below).

**THE PURPOSE** and effect of the proposed applications is:

#### **Application for County Official Plan Amendment (OP-2022-01)**

The purpose of this proposed application is to amend the policy in Section 9.2.2 to permit 118 single detached dwellings as part of a recreational/residential community in conjunction with the Fergus Golf Club and re-designate portions of land from “Core Greenlands” and “Prime Agricultural” to “Recreational”. This application is applicable to the parcel of land south of Wellington Road No. 19.

#### **Application for Draft Plan of Subdivision (23T-22001)**

The intent of application for draft Plan of Subdivision is to create two blocks north and south of a bisecting road (Wellington Road No. 19.). Block 1 is located north of Wellington Road No.19 and Block 2 is located south of Wellington Road No. 19.

#### **Application for Draft Plan of Common Elements Condominium (23CD-22001)**

The intent of the application for draft Plan of Condominium is to establish common elements for the proposed development. The common elements to include roadways, servicing etc. and 118 parcels of tied land (POTL) for the future single detached dwellings.

#### **OTHER RELATED APPLICATIONS**

Township of Centre Wellington Zoning By-law Amendment Application File # **RZ06/22**.

**IF YOU WISH** to be notified of the decision of the proposed subdivision, you must make a written request to the Director of Planning and Development (address below).

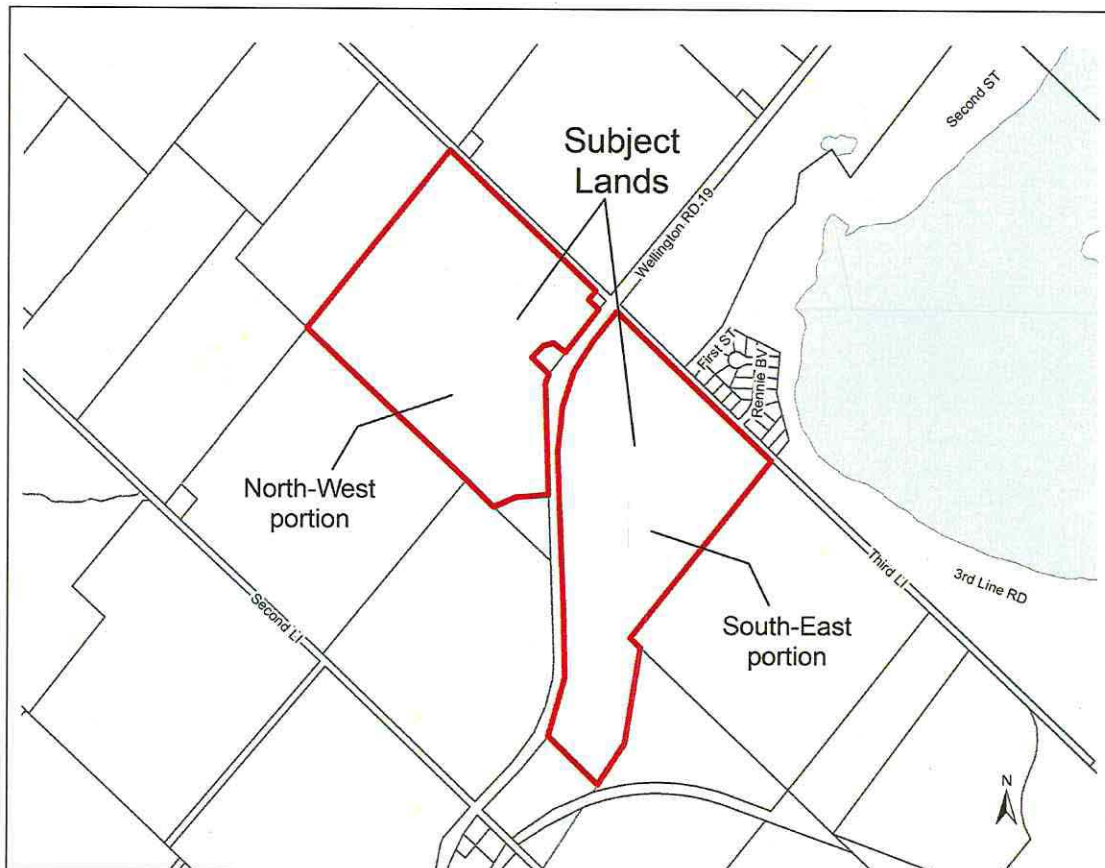
#### **NEED TO MAKE SUBMISSIONS**

- i. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, or if a person or public body would otherwise have an ability to appeal the decision of the Corporation 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 Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Corporation of the County of Wellington to the Ontario Land Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Corporation of the County of Wellington in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, or if a person or public body does not make oral submissions to the Corporation of 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 do so.

**WE REQUEST** that any written submissions from members of the public be sent to the County of Wellington (address below) and copied to the Clerk, township of Centre Wellington – 1 MacDonald Square, Elora, ON N0B 1S0

*\*\*\*Please refer to File No. OP-2022-01; 23T-22001 & 23CD-22001 when responding\*\*\**

**ADDITIONAL INFORMATION** regarding this application is available on the County of Wellington Website [www.wellington.ca/en/resident-services/pl-active-applications.aspx](http://www.wellington.ca/en/resident-services/pl-active-applications.aspx) or by contacting the Planning Department 519 837-2600 x2160.



County of Wellington  
Planning and Development Department  
Administration Centre  
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Guelph, Ontario  
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Dated at the City of Guelph  
May 09, 2022

Aldo L. Salis, MCIP, RPP  
Director of Planning and Development