



## COUNTY OF WELLINGTON

# NOTICE OF COMPLETE APPLICATION

## DRAFT PLAN OF STANDARD CONDOMINIUM

### Township of Centre Wellington

**TAKE NOTICE** that the County of Wellington has received a complete application for a Proposed Draft Plan of Standard Condominium pursuant to the *Planning Act*, R.S.O., as amended. File Number 23CD-23004.

**THE LAND SUBJECT** to the application for a proposed Draft Plan of Standard Condominium is located on 465 Garafraxa Street West, Part Block 4, Reg Plan 77 Fergus, Township of Centre Wellington. The land is illustrated on the key plan below.

**THE PURPOSE** and effect of the proposed plan of Standard Condominium is for the development of three stacked townhouse buildings containing a total of 32 residential units; 32 parking spaces; 11 visitor parking stalls; 3 barrier free visitor parking stalls; 8 bicycle spaces. Areas not designated as units are common elements. The site area is 4,185 sq.m.

### OTHER RELATED APPLICATIONS

An application for Zoning By-law Amendment has been approved by the Township of Centre Wellington (File RZ02-2023). It is understood that a site plan application has been submitted.

**IF YOU WISH** to be notified of the decision of the proposed plan of Standard condominium, you must make a written request to Aldo L. Salis, Director of Planning and Development Department (address below). Please reference the File Number 23CD-23004 in your response.

### 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, 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, 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 be sent to the County of Wellington (address below) or by email to [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca) and copied to the Township of Centre Wellington, Kerri O’Kane – 1 MacDonald Square, Elora, ON N0B 1S0 [kokane@centrewellington.ca](mailto:kokane@centrewellington.ca)

**NOTE:** Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

*\*\*\*Please refer to file No. 23CD-23004 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  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Dated at the City of Guelph  
September 7, 2023

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

