



COUNTY OF WELLINGTON

NOTICE OF COMPLETE APPLICATION

DRAFT PLAN OF STANDARD CONDOMINIUM (PHASED)

Township of Centre Wellington

TAKE NOTICE that the County of Wellington has received a *REVISED* application for a Proposed Draft Plan of Standard Condominium (Phased) pursuant to the *Planning Act*, R.S.O., as amended. File Number 23CD-21003.

THE LAND SUBJECT to the application for a proposed Draft Plan of Standard Condominium (Phased) is located on Block 141, Reg. Plan 61M-243 Township of Centre Wellington. The land is illustrated on the key plan below.

THE PURPOSE and effect of the proposed intent of this revised application is to construct semi-detached residential homes (20 units) including the common element areas being a private internal road network, pedestrian walkways, ten (10) visitor parking spaces and landscaped areas on the site. The application is being converted from a Common Element Condominium to a Standard (Phased) Condominium.

- Initial Phase will include Units 1 to 10 (10 units) and the associated Common Element and Exclusive Use Areas.
- Phase 1 will include Units 11 to 20 (10 units) and the associated Exclusive Use Areas.

The subject site is Block 141 within a registered plan of subdivision (61M-243).

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-21003 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 and copied to the Township of Centre Wellington, Kerri O'Kane – 1 MacDonald Square, Elora, ON N0B 1S0 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-21003 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 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
December 15, 2023

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

