



COUNTY OF WELLINGTON

NOTICE OF COMPLETE APPLICATION

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM

Township of Centre Wellington

TAKE NOTICE that the County of Wellington has received a complete application for a Proposed Draft Plan of Common Elements Condominium pursuant to the *Planning Act*, R.S.O., as amended. File Number 23CD-24003.

THE LAND SUBJECT to the application for a proposed Draft Plan of Common Elements Condominium is located on Part of Block 19, Reg. Plan 61M-227; 36 Rea Drive Fergus, Township of Centre Wellington. The land is illustrated on the key plan below.

THE PURPOSE and effect of the proposed plan of Common Elements Condominium is to include a private road providing access to 14 townhouse units as well as 4 visitor parking spaces, common amenity area, a retaining wall and services.

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-24003 in your response.

NEED TO MAKE SUBMISSIONS

- i. If a person or public body would otherwise have the ability to appeal the decision of the Corporation of the County of Wellington but 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 condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision 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-24003 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
November 7, 2024

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

