



COUNTY OF WELLINGTON

NOTICE OF COMPLETE APPLICATION DRAFT PLAN OF STANDARD PHASED CONDOMINIUM Township of Wellington North

TAKE NOTICE that the County of Wellington has received a complete application for a Proposed Draft Plan of Standard Phased Condominium pursuant to the *Planning Act*, R.S.O., as amended. File Number 23CD-26002.

THE LAND SUBJECT to the application for a proposed Draft Plan of Standard Phased Condominium is located on Part Park Lot 3, S/S of Birmingham Street, Plan Town of Mount Forest; 461 Wellington Road East Township of Wellington North (Mount Forest). The land is illustrated on the key plan below.

THE PURPOSE and effect of the proposed plan of Standard Phased Condominium is to facilitate the development of 88 residential units consisting of Stacked Townhouses and Bungalow Townhouses with 88 exclusive use parking stalls; 37 visitor and 8 barrier free. The Common Element area includes a Stormwater Management Pond; Playground; Covered Picnic Area and Pickleball Court.

IF YOU WISH to be notified of the decision of the proposed plan of Standard Phased Condominium, you must make a written request to Director of Planning and Development Department (address below). Please reference the File Number 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 condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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 email: landdivisioninfo@wellington.ca and copied to the Township of Wellington North Development Clerk – email: tpringle@wellington-north.com

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

Please refer to file No. 23CD-26002 when responding

ADDITIONAL INFORMATION regarding this application is available for review on the County of Wellington Website – www.wellington.ca/en/resident-services/pl-active-applications.aspx

County of Wellington
Planning and Development Department
Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Dated at the City of Guelph
September 15, 2026

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

