



COUNTY OF WELLINGTON

NOTICE OF COMPLETE APPLICATION REGARDING A PROPOSED DRAFT PLAN OF SUBDIVISION TOWNSHIP OF CENTRE WELLINGTON

TAKE NOTICE that the County of Wellington has received a revised submission of application for a proposed Draft Plan of Subdivision pursuant to the *Planning Act*, R.S.O. 1990, as amended.

THE LAND SUBJECT to the proposed Draft Plan of Subdivision (File No. 23T-18002) is located on Part of Lots 17 & 18, Concession 12, geographic Township of Nichol, now Township of Centre Wellington. The property subject to the application is **illustrated on the key map below**.

THE PURPOSE and effect of proposed Revised Submission Draft Plan of Subdivision (23T-18002) is:

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Detached	1-101	101	5.8078
Street Townhouses	102 - 104	18	0.4364
Apartment Site	105	59	0.7880
Cluster Townhouses	106	65	1.8628
Park	107		0.7039
Stormwater Management	108 & 109		1.3974
Open Space	110		7.3820
Streets/Roads			3.2004
Future Development	111	4	0.0816
TOTAL SUBDIVISION		247	21.4603

SUMMARY OF REVISIONS:

- Increasing the width of the lots abutting the westerly property line of the dwelling located at 6550 Gerrie Road;
- Increasing the size of the townhouse block to ensure a 3.5 metre wide buffer abutting the northerly property line of the dwelling located at 6550 Gerrie Road.
- Reducing the depth of the lots along the south side of the Walser Street extension, that abut the northerly property line of the townhouse block to ensure increased buffering between the townhouse block and the existing dwelling at 6550 Gerrie Road.
- Including specialized regulations for the townhouse that will require:
 - Minimum Setback from Gerrie Road of 11.5 m,
 - A landscape buffer with a minimum width of 3.5 m adjacent to 6550 Gerrie Road, and
 - Bungalow units adjacent to 6550 Gerrie Road.
- Elimination of 12 single detached lots along the north side of street 3 and replacing with 18 on-street townhouse units.

ASSOCIATED FILES

An application was filed with the Township of Centre Wellington for a Zoning By-law Amendment (RZ06/18).

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, 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 from members of the public be sent to the County of Wellington (address below) or by email landdivisioninfo@wellington.ca and copied to the attention of the Clerk, Township of Centre Wellington email information planning@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. 23T-18002 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
This 30th day of May, 2023

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

