



County Of Wellington

NOTICE OF COMPLETE APPLICATION

PROPOSED **REVISED** PLAN OF SUBDIVISION Township of Centre Wellington

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

THE LAND SUBJECT to the proposed Draft Plan of Subdivision File Number 23T-22001 is located on Part Lots 9, 10 & 11, Concession 3, West Garafraxa Township (see key map below).

THE PURPOSE and effect of the proposed Draft Plan of Subdivision is to create :

Land Use	Blocks	Units	Area (Ha.)
Low Density Residential	1-446	446	23.11
Park	447-448		1.87
Open Space	449-450		5.97
Storm Water Management	451		1.53
Pump Station	452		0.04
Landscape Strip	453		0.28
Servicing Block	454-455		0.95
Existing Golf Course	456		41.44
Roads			7.34
Total		446	82.20

REVISIONS:

- Original Draft Plan was to create two blocks north and south of Wellington Rd 19
- Revisions result in 446 single detached dwelling units serviced by a public road and communal water and sanitary servicing. Includes various blocks for parks, open space, landscaping, storm water management, existing golf course, and associated servicing.
- Applicant is no longer pursuing a Draft Plan of Condominium (Common Element), which was previously Draft Approved by the County of Wellington File 23CD-22001.

OTHER RELATED APPLICATIONS

The applicant has filed an application for a Zoning By-law Amendment with the Township of Centre Wellington File #RZ007-2026.

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 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 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 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 landdivisioninfo@wellington.ca and copied to the Township of Centre Wellington Clerk, email tsager@centrewellington.ca

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. 23T-22001 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 x2170.

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

Dated at the City of Guelph
August 28, 2026

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

