



## County Of Wellington

# NOTICE OF COMPLETE APPLICATION

FOR A PROPOSED OFFICIAL PLAN AMENDMENT  
DRAFT PLAN OF SUBDIVISION  
TOWNSHIP OF WELLINGTON NORTH

**TAKE NOTICE** that the County of Wellington has received a complete applications for a proposed Official Plan Amendment and Draft Plan of Subdivision pursuant to the Planning Act, R.S.O., as amended.

**THE LAND SUBJECT** to the proposed Official Plan Amendment File Number OP-2025-02 and Draft Plan of Subdivision file Number 23T-25001 is located on Lot 1, Concession 1, geographic Township of West Luther, Arthur, now Township of Wellington North (see key map below).

**THE PURPOSE** and effect of the proposed Official Plan Amendment is to re-designate the subject lands from “Future Development” to “Residential, Highway Commercial and Core Greenlands” with the Core Greenlands to reflect identified features.

**THE PURPOSE** and effect of the proposed plan of subdivision is to create :

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Detached Residential	(2-57)(66-78)(80-98)(105-106)(108-111)(118-128)(135-140)(147-161)(163-203)	155	6.4879
Bungalow Townhouses	(58-65)(80-91)(99-104)(112-117)(129-134)(141-146)(129-134)(129-134)	44	1.3174
Townhouses	206	13-25	0.5059
Medium Density Residential	1		1.5398
Commercial	205		2.7627
Park	204		0.5507
Walkway	37, 79, 107 & 162		0.0829
Municipal Land	207		1.0488
Undeveloped Land	208 & 209		0.6738
Road Allowances			3.4265
<b>Total</b>		<b>224</b>	<b>18.3966</b>

### OTHER RELATED APPLICATIONS

An application for zoning by-law amendment has been filed with the Township of Wellington North (File ZBA 05-25) to rezone the property to facilitate the proposed residential subdivision.

**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 email [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca) and copied to the Clerks at the Township of Wellington North email [tpingle@wellington-north.com](mailto:tpingle@wellington-north.com) and [kwallace@wellington-north.com](mailto:kwallace@wellington-north.com)

**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 Nos. OP-2025-02 and 23T-25001 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](http://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  
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Dated at the City of Guelph  
April 22, 2025

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

