



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 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-2025-03 and Draft Plan of Subdivision file Number 23T-25002 is located on Part Park Lots 1 & 2 N Macauley St., Crown Survey; and Part Lot 1, Concession 2, geographic West Luther Township and Arthur Village, 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”

THE PURPOSE and effect of the proposed plan of subdivision is to create the following lots and blocks::

| Land Use | Lots/Blocks | Units | Area (Ha.) |
|-----------------------------|-------------------------|------------------|--------------|
| Single Detached Residential | 5, 21-24, 26, 27, 32-61 | 454 - 504 | 19.96 |
| Semi-Detached | 7, 15-20, 25, 31 | 112 - 113 | 3.21 |
| Street Townhouse | 1-4, 6, 8-14, 28-30 | 249 | 6.05 |
| Park | 62 – 64 | | 3.62 |
| Stormwater Management Pond | 65, 66 | | 4.38 |
| Well | 67 | | 0.27 |
| Natural Heritage Systems | 68, 69 | | 5.90 |
| Sanitary Pumping Station | 70 | | 0.05 |
| Servicing Block | 71 | | 0.02 |
| Right-of-way | Street A – R | | 11.88 |
| Total | | 815 – 866 | 55.34 |

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 and copied to the Clerks at the Township of Wellington North email tpringle@wellington-north.com and 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-2025-03 ad 23T-25002 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
April 28, 2025

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

