



## County Of Wellington

# NOTICE OF COMPLETE APPLICATION

## PROPOSED OFFICIAL PLAN AMENDMENT AND PLAN OF SUBDIVISION TOWNSHIP OF CENTRE WELLINGTON

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

**THE LAND SUBJECT** to the proposed Official Plan Amendment File No. OP-2025-04 and Plan of Subdivision File No. 23T-25003 is located on 968 St. David Street North; Part Lot 18, Concession 16 geographic Nichol Township (see key map below).

**THE PURPOSE** and effect of the proposed Official Plan Amendment is to amend various schedules in the County Official Plan to expand the urban boundary of Fergus to include approximately 19.4 ha (47.9 ac) of land to facilitate development.

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

Land Use	Lots/Blocks	Units	Area (Ha.)
Single Detached Residential	1 - 10	62 – 88	8.006
Street Townhouses	11 – 18	80 – 118	6.185
Medium Density	19, 20	71 – 102	1.617
Mixed Use	21	8 – 14	0.338
Existing House	22		0.330
Stormwater Management Facility	23		2.412
Trail	24	0.417	
Parkland	25		0.806
Pedestrian Walkway	26, 27		0.077
Environmental Feature & Buffer	28		3.340
MTO Allowance	29, 30		0.527
Roads			3.502
<b>Total</b>		<b>221 – 323</b>	<b>19.389</b>

### OTHER RELATED APPLICATIONS

Applications have been applied for to the Township of Centre Wellington. Official Plan Amendment File No. OP004-2025 and Zoning By-law Amendment File No. RZ002-2025.

**IF YOU WISH** to be notified of the decision of the proposed applications, 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 official plan amendment is adopted or the draft plan of subdivision before the approval authority gives or refuses to give approval, 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

official plan amendment is adopted or the draft plan of subdivision before the approval authority gives or refuses to give approval, 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 Township of Centre Wellington Clerk, [kokane@centrewellington.ca](mailto:kokane@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 Nos. OP-2025-04 & 23T-25003 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  
Guelph, Ontario  
N1H 3T9

Dated at the City of Guelph  
**May 29, 2025**

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

