



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-2025-07 and Plan of Subdivision File No. 23T-25004 is located on 6581 Highway 6; Lot 17, Concession 16, geographic Nichol Township, now Township of Centre Wellington (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 20.03 ha (49.49 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	31 – 43	87 – 129	4.863
Street Townhouses	44 – 61	179 – 266	5.512
Medium Density	62, 63	93 – 125	2.065
Mixed Use	64	8 – 14	0.338
Existing House	65	1	0.172
Stormwater Management Facility	-		-
Trail	-		-
Parkland	66		0.892
Pedestrian Walkway	67 – 69		0.115
Environmental Feature & Buffer	-		-
MTO Allowance	70, 71		0.534
Roads			5.279
Total		367 – 535	20.027

OTHER RELATED APPLICATIONS

Applications have been applied for to the Township of Centre Wellington. Official Plan Amendment File No. RZ004-2025 and Zoning By-law Amendment File No. OP005-2025.

The applicant has also submitted a County Official Plan Amendment (OP-2025-04) and Draft Plan of Subdivision (23T-25003) for the abutting 968 St. David Street North.

IF YOU WISH to be notified of the decision of the proposed official plan amendment and 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 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 landdivisioninfo@wellington.ca and copied to the Township of Centre Wellington Clerk, 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-2025-07 & 23T-25004 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
May 29, 2025

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

