

TOWNSHIP OF WELLINGTON NORTH

A NOTICE OF A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01 AND PROPOSED COUNTY OF WELLINGTON OFFICIAL PLAN AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Wellington North has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

Additionally, the County of Wellington has received a complete application for approval of an official plan amendment pursuant to Section 17 of the Planning Act, R.S.O. 1900.

The purpose of the public meeting is to present the proposed zoning by-law amendment and official plan amendment and to receive public input prior to making a decision. The Township's File Number for this application is **ZBA03/25**. The County of Wellington's File Number is **OP-2025-02**.

A Public Meeting will be held by the Wellington North Council to consider this on:

Monday, July 28, 2025 @ 7:00 p.m.

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81563312932>

Description: Public Meeting Under the Planning Act

Join by phone:

Dial: 855 703 8985 (Toll Free) or 1 438 809 7799 (*long distance charges may apply*)

Webinar ID: 815 6331 2932

Or

Attend in person:

Township of Wellington North, Administration Office, Council Chambers
7490 Sideroad 7 West, Kenilworth

Location of the Subject Land

The land subject to the proposed zoning amendment, official plan amendment, and draft plan of subdivision is legally described as Part of Lot 1, Concession 1 Geographic Township of West Luther, now in the Township of Wellington North and municipally described as 211 Eliza St and 8014 Wellington RD 109. The subject property has a total area of 18.4 ha (45.6 ac) illustrated on the key map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1C) Zone, Future Development (FD), Highway Commercial (HC) and Natural Environment (NE) to Residential (R1C-XX), Residential Site Specific (R3-XX), Highway Commercial Site Specific (HC-XX), and Open Space (OS) to permit 155 single detached units, 13-25 townhouse units, 44 bungalow townhouse units, medium density residential block, commercial block, park block, and internal roads.

Request for Owners of Multi-tenanted Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are requested, under the Planning Act, to post this Notice of Public Meeting in a location that is clearly visible to all tenants (i.e. building or community notice board). The Notice shall remain posted until July 29, 2025 (the day after the Public Meeting).

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment and/or official plan amendment. If you wish to participate in the meeting to provide verbal comments to speak in support or opposition, please contact the Clerk at the address below by **1:00 p.m. on Monday July 28, 2025** and you will be provided with instructions on how to participate in the meeting by computer via Zoom or by telephone.

CLERK CONTACT:

Karren Wallace, Clerk,
7490 Sideroad 7 W., P.O. Box 125, Kenilworth, ON, N0G 2E0
kwallace@wellington-north.com
519-848-3620 ext 4227

If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Development Clerk at the address or email below. Your full name and address must be on the submission. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Council.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the township's YouTube page. By requesting to participate in the Zoom meeting you are consenting to have your likeness and comments recorded and posted on YouTube

Power of Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Wellington North to the Ontario Land Tribunal but the person or public body does not make oral submissions

at a public meeting (virtual or in-person) or make written submissions (letter or email) to the Township of Wellington North before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions (virtual or in-person) at a public meeting, or make written submissions (letter or email) to the Township of Wellington North before the by-law is passed, 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.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the County of Wellington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the County of Wellington before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Corporation of the County of Wellington to the Ontario Land Tribunal.

If a person or public body does not make oral submissions to the Corporation of the County of Wellington before the proposed Official Plan amendment is adopted, 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.

Request for Notice of Decision – Proposed Zoning By-law Amendment

If you wish to be notified of the decision of the Township of Wellington North on the proposed zoning by-law amendment, you must make a written request to the Development Clerk at the address or email provided below.

Request for Notice of Decision – Official Plan Amendment

Any person or public body may appeal a decision of the County of Wellington not later than 20 days after the day that the giving or written notice had been completed. If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of this proposed County official Plan amendment, you must make written request to the Director of Planning and Development, Corporation of the County of Wellington, 74 Woolwich Street, Guelph, Ontario, N1H 3T9.

Additional Information

For more information about this matter, including information about appeal rights, it will be available on-line after July 25, 2025 or email address below. O. Reg. 470/09, s. 2: 179/16, s. 2

The application, and any additional information, is available to the public for inspection. You may contact the Development Clerk during office hours to make arrangements.

Official Plan Amendment and Draft Plan of Subdivision

An Official Plan Amendment (OPA) has been submitted in support of the zone amendment application, which proposes to re-designate the lands from Future Development (FD) to Residential and Highway Commercial and to align the Core Greenlands designation with the evaluated natural heritage features.

A related draft plan of subdivision (23T-25001) application has been filed with the County of Wellington to permit the development of 155 Single Detached Residential Lots; 13-25 Townhouse Units, 44 bungalow townhouse dwelling units and approximately 130 apartment units, for a total of 343-354 units. The proposal consists of Medium Density Residential, Commercial, Park, Open Space, and Walkway Blocks on the subject lands.

Additional information regarding the Official Plan Amendment and Draft Plan of Subdivision is available from the County of Wellington Planning & Development Department, 74 Woolwich Street, Guelph. (519) 837-2600 Ext. 2380.

Dated at the Township of Wellington North
This 4th day of July 2025

DEVELOPMENT CLERK CONTACT:

Tammy Pringle, Development Clerk
Township Wellington North
PO Box 125, 7490 Sideroad 7 W.
Kenilworth, ON N0G 2E0
tpringle@wellington-north.com
Phone: (519) 848-3620 ext 4435
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