TOWNSHIP OF WELLINGTON NORTH

A NOTICE OF A NOTICE OF COMPLETE APPLICATION AND A PUBLIC MEETING TO CONSIDER AMENDMENTS TO THE COMPREHENSIVE ZONING BY-LAW 66-01

APPLICATION NUMBER: ZBA 06/26

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.

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

Monday, November 30, 2026 @ 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/81397237948
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: 813 9723 7948

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 is legally described as MOUNT FOREST S QUEEN ST PT PK LOTS 10 TO 12 RP 61R6683 PARTS 2 TO 4 PT PART 5 and municipally described as 590 Queen Street West. The subject property has a total area of 3.55 ha (8.78 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 Industrial (M1), Highway Commercial (C2), and Residential (R2) Zone to Residential Site Specific (R3-XX) and Highway Commercial (C2) to permit the construction of 158 residential units and over 2,000 m^2 of commercial space as a common element condominium. The site specific request relates to a reduced setback of 12.2 m to the top of bank of any watercourse where 15m is required. Additional relief may be considered at this meeting.

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 December 1, 2026 (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. 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 4:00 p.m. on Friday November 27, 2026** 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

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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.

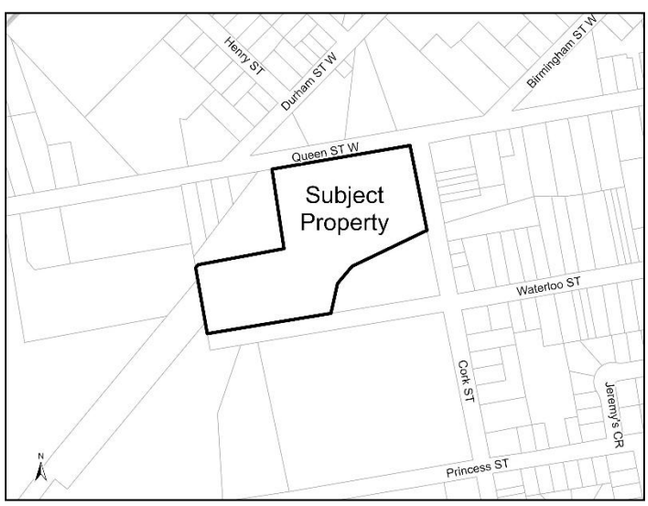
If a person or public body does not make oral submissions (virtual or in-person) at a public meeting, or make written submissions (letter or email) to the Township of Wellington North before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Request for Notice of Decision
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.

Additional Information
A public meeting report about this matter will be available as part of the agenda package on the Township website (https://www.wellington-north.com/) after November 27, 2026 or email the Development Clerk listed below.

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

Dated at the Township of Wellington North
This 3rd day of November, 2026



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
Fax: (519) 848-3228