

**COUNTY OF WELLINGTON
TOWNSHIP OF WELLINGTON NORTH**

**A NOTICE OF A PUBLIC MEETING
and
NOTICE OF COMPLETE APPLICATION**

TAKE NOTICE that pursuant to the Planning Act, R.S.O. 1990, as amended, the Township of Wellington North will hold a public meeting to present and receive public input regarding proposed amendments to the Township of Wellington North Zoning By-law and for a Draft Plan of Subdivision on:

Monday, January 25, 2021 @ 7:00 p.m.
Via Zoom electronic meeting

The public is invited to watch the remote meeting:

HOW TO JOIN

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

Please click this URL to join. <https://us02web.zoom.us/j/89962893889>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free)

Webinar ID: 899 6289 3889

Location of the Subject Land

The lands subject to the proposed Draft Plan of Subdivision (File No. 23T 20203) and the proposed zoning amendment are legally described as Part of Park Lots 10, 11 and 12, South of Princess Street Geographic Town of Mount Forest and Part of Park Lots I, K and L, MacDonald's Survey and Part of Division 1 of Lot 2, Concession WOSR Arthur, Geographic Town of Mount Forest, Township of Wellington North. The subject property has a total area of 9.793 ha (24.20 ac) illustrated on the key map below.

The Purpose and Effect of the Applications

The proposed Zoning By-law amendment will rezone the lands from Future Development (FD) Zone to Site Specific Residential (R2-xx) Zone to permit detached and semi-detached dwellings; to Site Specific Residential (R3-xx) Zone to permit street townhouse dwellings; to Residential (R3) Zone to permit cluster townhouses; to Open Space (OS) Zone for a walkway; and to Natural Environment (NE) Zone for the land containing the watercourse. The amendment is required in order to facilitate the proposed Draft Plan of Subdivision (23T-20203).

The applications for Draft Plan of Subdivision and Zone Amendment will result in the creation of a mixed density residential development. Specifically, the overall proposal will create 58 single detached units, 30 semi-detached units, 36 street townhouse units and a 15-unit cluster townhouse development block. An open space area and walkway are also proposed as part of the overall plan. The details of the proposed Draft Plan of Subdivision (23T-20203) is as follows:

| Land Use | Lots/Blocks | Units | Area (ha) |
|------------------------------|---------------------|--------------|------------------|
| Detached Residential | Lots 1-44 & 111-124 | 58 | 3.653 |
| Semi-detached Residential | Lots 45-60 & 97-110 | 30 | 1.028 |
| Street Townhouse Residential | Lots 61-96 | 36 | 1.117 |
| Cluster Townhouse Block | Block 125 | 15 | 0.897 |
| Open Space | Block 126 | | 0.805 |
| Walkway | Block 127 | | 0.010 |
| Municipal Street (A to E) | | | 2.286 |
| TOTAL AREA | | 139 | 9.793 ha |

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 draft plan of subdivision.

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 January 25th, 2021 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.

Written comments regarding the Draft Plan of Subdivision should be submitted to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipalities 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 does not make oral submissions at a public meeting (virtual or in person) or make written submissions to 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**, or **Township of Wellington North** before the proposed **Zoning By-law amendment** is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 **Wellington County Council** in respect of the **draft plan of subdivision**, or **Township of Wellington North** in respect of the **Zoning By-law amendment** before the approval authority gives or refuses to give approval, the person or public body is not entitled to appeal the decision.

Request for Notice of Decision

If you wish to be notified of the of the decision of the Corporation of the County of Wellington in respect of the proposed Draft Plan of Subdivision (23T-20203), you must make a written request to the Director, Planning and Development Department, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

If you wish to be notified of the decision in respect of the proposed Township of Wellington North Zoning By-law Amendment, you must submit a written request to the Development Clerk at the address or email provided below.

Additional Information

For more information about the zoning by-law application and any additional information, including information about appeal rights, it is available on-line after January 22nd, 2021 or email address below. O. Reg. 470/09, s. 2: 179/16, s. 2.

Additional information regarding the draft plan of subdivision is available from the County of Wellington Planning & Development Department, 74 Woolwich Street, Guelph. (519) 837-2600 Ext. 2380.

Dated this 4th day of January 2021

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

