

## 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 **ZBA09/24**. The County of Wellington's File Number is **OP-2024-01**.

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

**Monday, October 7, 2024 @ 2:00 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/84075985771>

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: 840 7598 5771

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 and Official Plan Amendment is legally described as Part Lot 33, Concession 1, Div 1 Egremont; Parts 1-3 RP 61R-9375 and municipality know as 504 Main Street N, Mount Forest. The subject property has a total area of 3.07 ha (7.59 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 is to rezone the lands from Residential Site Specific (R3-10) and Highway Commercial Site Specific (C2-19) Zone to Shopping Centre Commercial Site Specific (C4-x) Zone to facilitate the development of the vacant south portion of the subject lands with two retail units, totaling approximately 2,179 m<sup>2</sup> of additional retail/commercial space. Site specific standards for a reduced parking requirements to accommodate a seasonal garden center is also being proposed. The existing buildings/uses are proposed to remain.

The purpose and effect of the proposed Official Plan Amendment is to re-designate the specified lands to Highway Commercial to facilitate the development of the vacant south portion of the subject lands. The existing buildings/uses are proposed to remain.

#### **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 **4:00 p.m. on Friday October 4, 2024** 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](mailto: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 (virtual or in-person) 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 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 October 4, 2024 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.

Additional information regarding the Official Plan Amendment is available from the County of Wellington Planning & Development Department, 74 Woolwich Street, Guelph. (519) 837-2600 Ext. 2160

Dated at the Township of Wellington North  
This 3rd day of September, 2024

**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](mailto:tpringle@wellington-north.com)  
Phone: (519) 848-3620 ext 4435  
Fax: (519) 848-3228

