

**THE TOWNSHIP OF GUELPH/ERAMOSA
and THE COUNTY OF WELLINGTON
NOTICE OF PUBLIC MEETING**

**Due to COVID-19 and Public Health concerns, public attendance at
Public Meetings will not be permitted at this time.**

THIS PUBLIC MEETING WILL BE HELD VIRTUALLY VIA TELECONFERENCE

To participate During the Public Meeting:

To pre-register as a delegate (to speak or make comments), please email clerks@get.on.ca. You are encouraged to pre-register as a delegate as soon as possible. To ask questions or make comments on this matter during the Public Meeting, please call 1-866-696-5894 and enter participant code 1982045#. You will be provided instructions on how to delegate during the meeting.

To listen to the hearing:

The public is encouraged to listen through teleconference by calling 1-866-696-5910 and entering the participant code 4516069#. Your line will be muted.

Members of the public may enter the teleconference 10 minutes prior to 1:30 p.m.

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa will hold a public meeting pursuant to the requirements of the Planning Act, R.S.O., 1990 as amended, on **Monday, October 5, 2020 at 1:30 p.m.** The purpose of the meeting is to consider the proposed amendment to the Township of Guelph/Eramosa Zoning By-law (ZBA 01-19) and a proposed Draft Plan of Vacant Land Condominium (23CD-19001). The Township is hosting the public meeting in consideration of the Draft Plan of Condominium on behalf of the County of Wellington.

LOCATION OF SUBJECT LANDS

The land subject to the applications applies to the property known as 5150 Wellington Road 27 legally known as Pt Lot 7 Con 4 Eramosa Pt 1 61R20528; together with an easement over Pt 3 61R20528 as in WC426197, Township of Guelph/Eramosa. The property is illustrated on the inset map provided.

THE PURPOSE OF THE APPLICATIONS

The purpose of the applications are to create a residential development with parking and common elements – private road. The Draft Plan of Vacant Land Condominium proposes fifty-one (51) townhouse units fronting on a private (condominium) road, together with seventeen (17) visitor parking spaces and common amenity area for the future residents of the development. The condominium road connects with Wellington Road 27, south of Edgar Bonner Avenue. The proposed effect of the Zoning By-law Amendment is to rezone the lands from Village Residential (R1) with Special Provision 21.176 to the Village Residential Medium (R2) Zone with new Special Provisions, and to lift the Holding (H) provision that currently applies. The site specific provisions include a number of regulations that relate to the development of townhouse units on a private (condominium) road as well as specific performance standards (e.g. lot area, lot coverage).

ORAL OR WRITTEN SUBMISSIONS

Any person may attend the public meeting and/or make written or verbal representation in support of or in opposition to the proposed Draft Plan of Vacant Land Condominium and Zoning By-law Amendment. Written submissions should reference all the application numbers and be directed to both the Township Clerk at the address shown below and to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9. Any written submissions should include the complete name and address of the person making the submission.

POWER OF TRIBUNAL TO DISMISS APPEALS

If a person or public body does not make oral submissions at a public meeting or make written submissions to the **County of Wellington** before the proposed **draft plan of vacant land condominium** is approved, or **Township of Guelph/Eramosa** before the proposed **Zoning By-law amendment** is passed, the person or public body is not entitled to appeal the decision of the Council of the County of Wellington or the Council of the Township of Guelph/Eramosa to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the **County of Wellington** before the proposed **draft plan of vacant land condominium** is approved, or **Township of Guelph/Eramosa** 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 add the person or public body as a party.

REQUEST FOR NOTICE OF DECISION

If you wish to be notified of the decision of the Corporation of the Township of Guelph/Eramosa on the proposed zoning by-law, you must make a written request to the Township Clerk at the address shown below.

If you wish to be notified of the decision of the Corporation of the County of Wellington in respect of the proposed Draft Plan of Vacant Land Condominium 23CD-19001, you must make a written request to the Director of Planning and Development, County of Wellington, 74 Woolwich Street, Guelph, Ontario N1H 3T9.

The above information is being collected pursuant to the Planning Act, R.S.O. 1990, CHAPTER P.13, Section 34. Information, including opinions, presentations, reports, documentation, etc., provided for or at a Public Meeting is considered public records. This information may be posted on the Township of Guelph/Eramosa website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

ADDITIONAL INFORMATION regarding the proposed amendment is available by contacting clerks@get.on.ca between 8:30 a.m. and 4:30 p.m. at the Township of Guelph/Eramosa Municipal Office as of the date of this notice. For more information about this matter, including information about appeal rights, contact should be directed to the Township Clerk at the address shown below.

Additional information regarding the proposed draft plan of vacant land condominium is available by calling 519-837-2600 ext. 2160 to obtain the information electronically or by mail due to the closure of the County office at this time.

Dated at the Township of Guelph/Eramosa
this 3rd day of September, 2020.

Amanda Knight, Clerk
Township of Guelph/Eramosa
8348 Wellington Road 124, P.O. Box 700
Rockwood, Ontario N0B 2K0
Telephone: (519) 856-9596 Ext. 125
Fax: (519) 856-2240
Email: aknight@get.on.ca

This document is available in larger font on the Township's website at www.get.on.ca. If you require an alternative format, please contact the Township Clerk.

LOCATION AND ZONING

