

TAKE NOTICE that the Council of the Corporation of the Township of Guelph/Eramosa passed By-law No. 17/2025, on the 5th day of May 2025, under Section 34 of the Planning Act, R.S.O. Chapter P. 13, as amended, affecting all Township lands related to Zoning By-law 40/2016.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT), in respect to all or part of this Zoning By-law Amendment, may be made by filing a Notice of Appeal with the Clerk of the Township of Guelph/Eramosa no later than 4:00 p.m. on the 4th day of June 2025. The Notice of Appeal, setting out the reasons for the appeal, and accompanied by the corresponding appeal fee, may be filed with the Township Clerk either electronically via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> or by mail using the contact information provided below.

Only individuals, corporations and public bodies may appeal a by-law to the OLT. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

THE LAND SUBJECT to By-law No. 17/2025 is the property known as 5016 Wellington Road 29 and legally described as PT LT 3 CON 1 Eramosa AS IN MS98705 EXCEPT PART 1, 61R1717; GUELPH-ERAMOSA. The property is currently zoned site-specific Agricultural (A 21.60) and is currently in use as a long-term care facility with some retirement home rooms.

THE PURPOSE AND EFFECT of By-law No. 17/2025 is to amend Zoning By-law 40/2016, being the by-law controlling land use development within the Township of Guelph/Eramosa, to amend the site specific Agricultural provision (A 21.60) to add a Retirement Home as an additional permitted use, to define Retirement Home and added parking requirements specific to the special provision.

Public consultation of the proposal for a Zoning By-law Amendment was provided through a notice published in the Wellington Advertiser on January 16th, 2025, and a Public Meeting held on March 3rd, 2025. All comments received were considered as part of the decision-making process as discussed in Planning Report 25-08.

The complete by-law passed as No. 17/2025 is available for inspection on the Township's Current Planning Applications webpage: <https://www.get.on.ca/current-planning-applications> or by contacting clerks@get.on.ca during regular business hours (between 8:30 a.m. and 4:00 p.m. with exception of office closures) at the Township of Guelph/Eramosa Municipal Office as of the date of this notice.

Dated at the Township of Guelph/Eramosa, this 15th day of May 2025.

Amanda Knight, Clerk
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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.

PROPERTY LOCATION INSET MAP

