



NOTICE OF AN APPLICATION FOR APPROVAL OF A PROPOSED DRAFT PLAN OF SUBDIVISION



TAKE NOTICE that:

- a) pursuant to Section 51(20)(a) of the Planning Act, R.S.O. 1990, as amended, an application has been made by Craigholme Estates Ltd. for approval of a draft Plan of Subdivision (File No. 34T-CE1902); and
- b) pursuant to Section 51 (19.4) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the application was deemed complete by the County of Elgin on August 7th, 2019 and the information and material provided under Subsections (17) and (18) is available to the public.

Legal Description: Part Lot 2, Concession 7
Geographic Village of Belmont, now the Municipality of Central Elgin
Owner: Craigholme Estates Ltd.
File No: 34T-CE1902

The subject lands for the proposed Draft Plan of Subdivision are located west of Snyders Avenue and south of Seventh Avenue in the Community of Belmont. The proposed development encompasses 19.66 hectares (48.58 acres) of land and provides for the development of 236 lots for single-detached dwellings and 24 lots for semi-detached dwellings (48 dwelling units). One block (Block 261) is proposed between Lots 94 and 95 for the purposes of pedestrian walkways to provide linkage to Seventh Avenue. One block (Block 262) is for the storm water management area with associated buffers and a walkway providing pedestrian linkage through to the commercial area on Belmont Road and maintenance access. Three blocks (Blocks 263, 264 and 265) are .3 metre reserves along Seventh Avenue. New streets internal to the subdivision, including an extension of Landon Lane, are also proposed. The location and the limits of the Draft Plan and its relationship to the surrounding area are shown on the Key Map below.

The subject lands are designated for Residential use in the Municipality of Central Elgin Official Plan and are currently zoned Single Residential Zone (h.R1-2) and Open Space Zone (OS) as set out in the Village of Belmont Zoning By-Law 91-21.

The Municipality of Central Elgin has received an application for a concurrent Zoning By-law Amendment (File No.: B2-03-19) for the same subject lands, in support of the proposed development.

Supporting documentation for this application is available at the Municipality's website at:

<https://www.centralelgin.org/en/business-development/current-planning-applications.aspx>

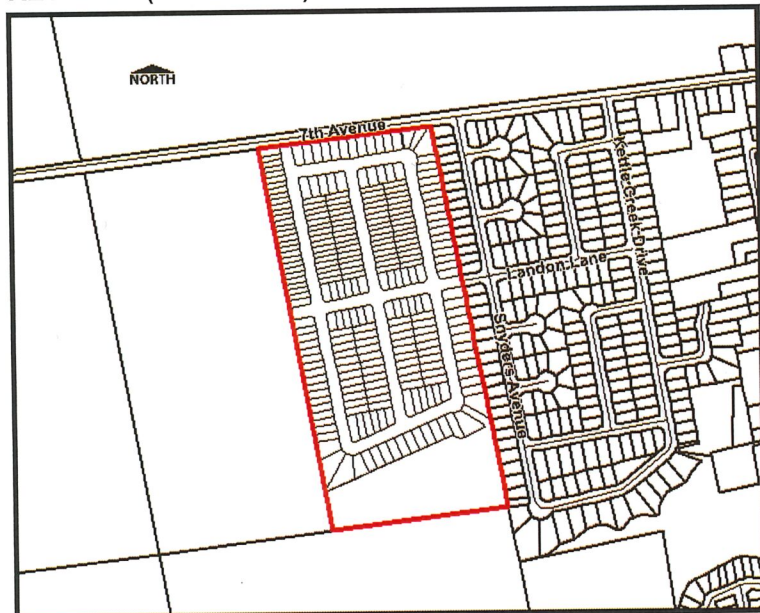
ANY PERSON OR PUBLIC BODY may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Draft Plan of Subdivision.

If a person or public body does not make oral submission at the public meeting, if one is held, or make written submissions to the Manager of Planning for the County of Elgin in respect of the proposed Draft Plan before the approval authority gives or refuses to give approval to the proposed Draft Plan, the person or public body is not entitled to appeal the decision of the County of Elgin to the Local Planning Appeals Tribunal.

If a person or public body does not make oral submission at the public meeting, if one is held, or make written submissions to the Manager of Planning for the County of Elgin in respect of the proposed Draft Plan before the approval authority gives or refuses to give approval to the proposed Draft Plan, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Elgin in respect of this proposed Draft Plan, you must make a written request to the address listed below.

KEY MAP: (not to scale)



PUBLIC ACCESS TO INFORMATION relating to the proposed Draft Plan of Subdivision is available for inspection daily, from Monday to Friday, between 8:30 A.M. and 4:30 P.M. at the County of Elgin administrative office, 450 Sunset Drive, St. Thomas.

DATED at the Municipality of Central Elgin, this 21st day of August, 2019.

Steve Evans
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