



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 Strik Baldinelli Moniz Ltd. for approval of a draft Plan of Subdivision (File No. 34T-CE2101); 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 November 29th, 2021 and the information and material provided under Subsections (17) and (18) is available to the public.

Legal Description: Clergy Reserve Lot "D" North of the Lake Road, Part of James Begg Lots 14 & 15, Registered Plan No. 20 (MIDD), Part of Road Allowance Between Lots 14 & 15 North of the Lake Road, and all of Lot "T", Registered Plan No. 39 in the Township of Southwold now Municipality of Central Elgin.

Owner: James Glover
File No: 34T-CE2101

The subject lands for the proposed Draft Plan of Subdivision are located west and south of Lake Line. The proposed development encompasses approximately 12.8 hectares (31.63 acres) of land and proposes 79 single-detached lots, 9 semi-detached blocks (18 units), 6 blocks for open space/utilities, and two new streets that would provide access to Lake Line. 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 site-specific Open Space 2 Zones (OS2-29 and OS2-30) as set out in the Township of Southwold Zoning By-Law 1677.

The Municipality of Central Elgin has received an application for a concurrent Zoning By-law Amendment (File No.: PS2-08-21) 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>

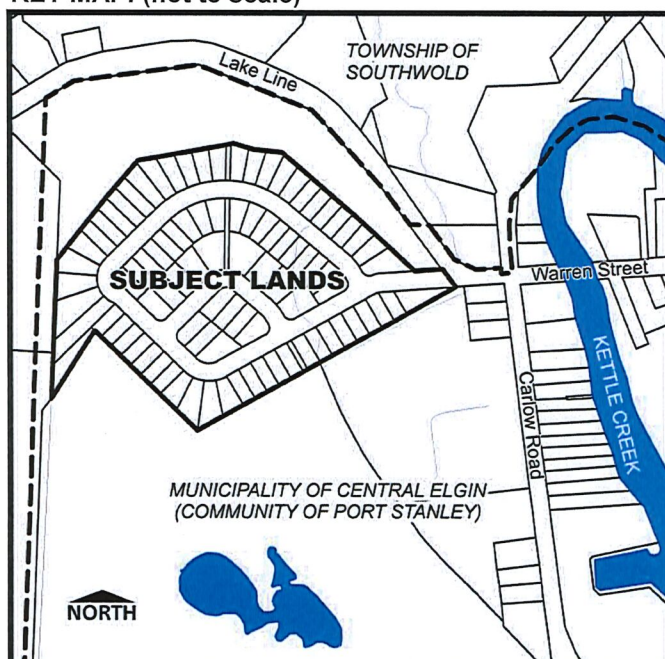
ANY PERSON OR PUBLIC BODY may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Draft Plan of Subdivision.

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 Ontario Land 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 Ontario Land 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 13th day of December, 2021.

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