



Planning & Development Services Department
789 Broadway Street, Box 3000
Wyoming, ON N0N 1T0

Telephone: 519-845-0801
Toll-free: 1-866-324-6912
Fax: 519-845-3817

**NOTICE OF A DRAFT PLAN OF SUBDIVISION UNDER SECTION 51 PLANNING ACT
AND
NOTICE OF PUBLIC MEETING UNDER SECTION 10.9.1 OF THE COUNTY OF LAMBTON
OFFICIAL PLAN**

APPLICATION NO. 38T-22001

Owner: Steve Durham
Location: BROOKE CON 5 W PT LOT 20; PLAN 5 (AL) PT LOTS A C E G I; AND K RP 25R9321
PART 1
geographic Township of Brooke
Municipality of Brooke-Alvinston

TAKE NOTICE that an application for draft Plan of Subdivision has been made for a property located at the above-noted location. The proposal, submitted by the applicant and as shown in the attached draft Plan of Subdivision, is to create 32 lots for single-detached dwellings, 14 for semi-detached dwellings, and 2 blocks for future multiple attached dwellings. The proposed development would be serviced by municipal water and sanitary sewers.

In accordance with subsection 51(19.1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the County of Lambton being the approval authority for draft plans of subdivision has deemed the application to be complete for the purposes of subsections 51(17) and 51(18) of the *Planning Act*.

AND FURTHER TAKE NOTICE that the County of Lambton has appointed **Thursday, March 16 2023 at 4:30 p.m.** for the purpose of a public meeting. This meeting will be held in person in the Upper Hall of the Brooke-Alvinston-Inwood Community Centre Complex, 3310 Walnut Street, Alvinston, Ontario.

ANY PERSON may make written or verbal submissions either in support of or in opposition to the proposed plan of Subdivision. Written submissions are to be made to the Planning & Development Services Department at the address noted above or by email to planning@county-lambton.on.ca by **Wednesday, March 1, 2023**. If you wish to speak at the meeting, please email Janet Denkers idenkers@brookealvinston.com or contact at 519 898-2173 for instructions by **12:00 p.m. (noon) on Friday, March 10, 2023**.

Please note that all written material submitted and verbal comments presented at public meetings will form part of the public record and will be available for full disclosure.

If you wish to be notified of the decision of the County of Lambton in respect of the proposed Plan of Subdivision, you must make a written request to the Planning & Development Services Department at the address noted below.

ANY PERSON OR PUBLIC BODY who has made submissions, as outlined below, may appeal the decision to the Ontario Land Tribunal not later than 20 days after the notice of the decision is given.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Lambton in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body is not entitled to appeal the decision of the County of Lambton to the Ontario Land Tribunal.

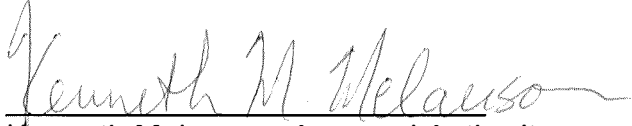
If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Lambton in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body 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.

NO OTHER APPLICATIONS have been submitted with respect to this land to the County of Lambton.

ADDITIONAL INFORMATION about the application is available, during business hours, at the County of Lambton Planning and Development Services Department, 789 Broadway Street, Wyoming, by appointment only. Please contact the office at 519 845-0801 or by e-mail at planning@county-lambton.on.ca to schedule an appointment.

For more information about this matter, including information about preserving your appeal rights, please contact the County of Lambton Planning and Development Services Department at 519-845-0801. If you are aware of any persons affected by this application, who have not received a copy of this notice, it would be appreciated if you would advise them.

Yours truly,

A handwritten signature in cursive script that reads "Kenneth M. Melanson". The signature is written in dark ink and has a fluid, connected style.

Kenneth Melanson, Approval Authority
Planning & Development Services Department