



AGENDA

Council -Special Meeting

4:30 PM - Thursday, March 16, 2023
BAICCC -Auditorium

Page

1. CALL TO ORDER

2. NEW BUSINESS

- 2.1. Draft Plan of Subdivision 38T-22001 2 - 41
[Public Meeting Package - Draft Plan of Subdivison](#)

3. ADJOURNMENT



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

Public Meeting Agenda
For Approval of a Draft Plan of Subdivision - 38T-22001
BROOKE CON 5 W PT LOT 20; PLAN 5 (AL) PT LOTS A C E G I; AND
K RP 25R9321 PART 1
(South Alvinston)

Date:	Thursday March 16 th , 2023
Time:	4:30 p.m.
Location:	Brooke Alvinston Inwood Community Centre Complex 3310 Walnut Street, Alvinston, ON

1. Call to Order: 4:30 p.m.
2. Declaration of Pecuniary Interest/Conflict of Interest
3. Explanation of the Purpose of the Meeting by County Staff
The Public Meeting is conducted by the Corporation of the County of Lambton to hear an application for approval of Draft Plan of Subdivision under *Section 51* of the *Planning Act*. The subject land is described as BROOKE CON 5 W PT LOT 20; PLAN 5 (AL) PT LOTS A C E G I; AND K RP 25R9321 PART 1 (South Alvinston) in the municipality of Brooke-Alvinston.
4. Presentation and Report by Ken Melanson, Manager of Planning and Development, County of Lambton and Maria Cossa-Rossi Senior Planner, County of Lambton (including a summary of comments received through the circulation of the application)
5. Overview of Proposal by Applicant
6. Public Participation- comments and questions from public
7. Final Questions from Council
8. Recommendation from Town Council
9. Adjournment of the Public Meeting



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NOV 14 2022

SUBDIVISION / CONDOMINIUM APPLICATION FORM

Planning & Development
Services Department

FOR OFFICE USE ONLY	
File Number:	
File Name:	
Date Application Received:	Application Fee:
Date Application Complete:	Date Fee Received:

All sections in this form marked with * must be completed before the application will be accepted. Failure to complete the entire application however may result in delays in processing and in obtaining a decision.

TYPE OF APPLICATION: (X) Subdivision () Condominium () Condominium Conversion

APPLICANT INFORMATION

All communications will be directed to the Prime Contact only. Please indicate who this will be.

*Prime Contact: B.M. Ross and Associates Limited (c/o Jordan Fohkens)

Address: 2695 Hamilton Road, Brights Grove, ON N0N 1C0

E-mail Address: jfohkens@bmross.net

Telephone Number: 519-908-9564 Fax Number: _____

*Registered Owner(s): Steve Durham

Address: [REDACTED]

E-mail Address: [REDACTED]

Telephone Number: _____ Fax Number: _____

Are the subsurface rights owned by the same owner? Yes (X) No ()

If NO, indicate who owns the subsurface rights: _____

*Applicant (Agent): See Prime Contact.

Address: _____

E-mail Address: _____

Telephone Number: _____ Fax Number: _____

Solicitor(s): _____

Address: _____

E-mail Address: _____

Telephone Number: _____ Fax Number: _____

Planning Consultant(s): See Prime Contact.

Address: _____

E-mail Address: _____

Telephone Number: _____ Fax Number: _____

Surveyor(s): Kosala Gunathillake O.L.S. - Monteith and Sutherland Limited

Address: 801 Upper Canada Dr., Sarnia, N7W 1A3

E-mail Address: kosala.gunathillake@msssvey.com

Telephone Number: 519-542-4300 Fax Number: _____

Engineer(s): Curt Bladon, P.Eng, B.M. Ross and Associates Limited

Address: 2695 Hamilton Road, Brights Grove, ON N0N 1C0

E-mail Address: cbladon@bmross.net

Telephone Number: 519-908-9564 Fax Number: _____

*** Description of the Subject Land:**

Municipality: Brooke

Lot(s) Pt Lot 20 Concession(s) 5

Lot(s)/ Block(s) Pt Lots A, C, E, G, I and K Reg. Plan No. 5

Part(s) 1 Ref. Plan No. 25R9321

Street No. and Name East Side of Broadway Street

Are there any easements or restrictive covenants affecting the subject lands? Yes () No (X)

If yes, please attach a copy of any deeds or documents and describe the nature and effect of the easement below:

***PROPOSED LAND USES**

Number of Residential Units	Number of Lots or Blocks (as shown on the Plan)	Area in Hectares	Density (Specify Units per Hectare)	Number of Parking Spaces
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RESIDENTIAL

Detached Dwellings	32	32	2.197	14.6	> 48
Semi-detached dwellings	14	14	0.613	22.8	> 21
Row/Townhouses (Multiple Attached)	14	2	0.527	26.6	> 21
Residential Apartments -less than two bedrooms -2 bedrooms or more					
Seasonal Residential					
Mobile Home					
Other Residential (Specify					

NON-RESIDENTIAL

Neighbourhood Commercial					
Other Commercial					
Industrial					
Local and Community Park			0.491		
Open Space and Hazard Lands					
Institutional (Specify)					
Road Allowances			1.228		
Other (Specify)					
TOTAL					

Describe use if Other Residential, Institutional or Other Non-Residential:

***ADDITIONAL INFORMATION REQUIRED FOR CONDOMINIUM APPLICATIONS**

NEW BUILDINGS

* Has the local municipality approved a site plan? YES () NO ()

* Has a site plan agreement been entered into? YES () NO ()

* Has a building permit been issued? YES () NO ()

* Is the proposed development under construction? YES () NO ()

* If construction has been completed, please indicate date of completion _____

EXISTING BUILDINGS

* Is this a proposal to convert an existing building containing residential rental units? YES () NO ()

* If yes, indicate date of construction _____ and number of units to be converted _____

Does this proposal comply with the Tenant Protection Act? YES () NO ()

***INFORMATION SPECIFIC TO EACH TYPE OF CONDOMINIUM APPLICATION (Check only one)**

Standard (Not Phased) – The traditional condominium type.

Standard (Phased) – A single standard condominium built in phases. **Provide** summary of the number of units and common elements to be developed in each specific phase. Also provide a plan showing the units and common elements in each phase.

Amalgamation – Where two (2) or more existing standard condominium corporations amalgamate. **Provide** a plan showing the relationship of the previous condominiums to be amalgamated. Also provide file numbers, approval dates, etc.

Common Elements – Where common elements are defined by the land is not divided into units. **Provide** a summary of the property ownerships and a plan showing the affected freehold properties outside the specific condominium site. Also provide a plan and a description of the common elements.

Leasehold – The initial term of the lease must be from 40 years to 99 years and a leasehold unit owner can sell a unit without the consent of the landowner. **Provide** information regarding the date the leases expire and the intent of what happens at the end of the lease period.

Vacant Land – Each owner may decide what type of structure, if any, will be built on the lot. **Provide** information on proposed servicing and status of required permits etc. Also provide a plan which includes the proposed building envelope.

SERVICING INFORMATION

***WATER SUPPLY AND SEWAGE**

	Yes	No	Indicate Studies or Reports	Attached
Municipal Sanitary Sewers?	X		Conceptual Servicing Study	X
Municipal piped water?	X		Conceptual Servicing Study	X
Wells and/or septic for a residential subdivision with five or fewer lots / units?		X	A Servicing Report A Hydrogeological Report	
Wells and/or septic for a residential subdivision with six or more lots / units?		X	A Servicing Report A Hydrogeological Report	
Septics for a residential subdivision with fewer than five lots or units on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent per day		X	A Servicing Report A Hydrogeological Report	
Septics for a residential subdivision with fewer than five lots or units on privately owned and operated individual or communal septic systems, and 4500 litres of effluent or less		X	A Servicing Report A Hydrogeological Report	
Communal wells and/or communal sanitary sewage system for a residential subdivision?		X		

***STORM DRAINAGE**

Storm sewers	X		Conceptual Servicing Study	X
Ditches or swales		X		
Other (Specify)		X		

***ROADS AND ACCESS**

	Yes	No		
Provincial () County () Local (X)	X		Traffic Impact Assessment	X
Private Road		X	Not Usually Permitted	
Right-of-Way		X		
Water i) Parking and Docking facilities to be used ii) Approximate Distance of these facilities from the subject land and the nearest public road		X		

THE ENVIRONMENTAL PROTECTION ACT

Are the water, sewage and road works associated with the proposed development subject to the provisions of the Environmental Protection Act? YES (X) NO ()

If YES, should the notice of public meeting for this application state that the public meeting will address the requirements of both the Planning Act and the Environmental Protection Act? YES () NO (X)

HOUSING INFORMATION

Housing Type	Number of Units	Lot or Unit Size	Number of Bedrooms	Tenure (a)	Specialised Housing (b)
Detached Dwellings	32	>= 484 sq m		Freehold	
Semi-Detached Dwellings	14	>= 350 sq m		Freehold	
Multiple Attached	14	>= 280m sq m		Freehold	
Apartment Block(s)					
Other Types (Specify)					

Notes:
 (a) Tenure refers to the type of ownership (freehold / condominium / co-operation), market rental assisted rental, non-profit or other;
 (b) Specialised Housing refers to housing for groups such as senior citizens or the disabled.

LAND USES ON THE SITE AND SURROUNDING AREA

Provide the location and area of land adjoining or adjacent to lands to be subdivided in which the owner has an interest: See attached Planning Justification Report.

What is the current use of the subject lands? Agriculture

What were the previous uses of the subject lands if known? Agriculture

Has there been a past industrial or commercial or an orchard use of the site or adjacent land?
 YES () NO (X) Unknown ()

If YES, indicate the last year of use _____ Indicate type of use: _____

Has fill been placed on the site? YES () NO (X) Unknown ()

Is there reason to believe that the site may have been contaminated by any former uses either on or adjacent to the site? (Such uses might have included gas stations, landfill sites or storage of hazardous materials.) YES () NO (X) Unknown ()

If YES, an environmental investigation of the site, all former uses of the site and if appropriate, the adjacent site must be undertaken to the satisfaction of the County.

If NO, what is the basis of this determination? See attached Stage 1 Environmental Site Assessment.

STATUS OF OTHER APPLICATIONS UNDER THE PLANNING ACT

*Has the land ever been the subject of a previous application for approval of a plan of subdivision or consent? YES () NO (X) Unknown ()

*If YES, please indicate the file number of the previous application and its status: _____

*What is the land use designation of the site in the local Official Plan? Residential

Does the proposal conform with the existing: County Official Plan? YES (X) NO ()
 Local Official Plan? YES (X) NO ()

*If the proposal does not conform to the municipality's Official Plan, has an application for an amendment been made? YES () NO ()

*If YES, indicate the application file number and its status: _____

If NO, the application for subdivision / condominium approval may be premature.

What is the current zoning on the subject lands? Residential 1(10) and Residential 1(11)

Does the proposal conform to the uses permitted under the local municipal Zoning By-law?
 YES (X) NO ()

*If the proposal does not conform to the local Zoning By-law, has an application for an amendment been made? YES () NO ()

*If YES, indicate the application file number and its status: _____

*Is the land the subject any other applications for consent, minor variance or site plan control?
 YES () NO (X)

*If YES, indicate the application file number and its status: _____

*Is the subject land within an area of land designated under any provincial plan? YES () NO (X)
 *If YES, does the plan conform or not conform with the applicable provincial plan. YES () NO ()

PROVINCIAL POLICY STATEMENT (PPS)

An outline of the PPS is provided in the table below. Decision making authorities "shall be consistent with" the PPS in making decisions on all applications. Please indicate below which, if any, features or development circumstances apply (**Please be specific**). Where applicable, information addressing PPS conformity must be provided below. Please indicate the report/study title as well as page numbers for each issue.

General PPS Policy Section	Determine any potential PPS issues & indicate which PPS sub-section applies & feature or circumstance involved.	Where has the issue been addressed? Report / Study Title	Page
Building Strong Communities	1.1.1(a), (b), and (e)	Planning Justification Report	13
Employment Areas			
Housing			
Public Spaces, Parks & Open Space			
Infrastructure			
Agriculture Policies	2.3	Planning Justification Report	14
Mineral Resources			
Long-Term Economic Prosperity	1.7	Planning Justification Report	14
Energy & Air Quality	1.8	Planning Justification Report	15
Natural Heritage			
Water Quality & Quantity	2.2	Planning Justification Report	15
Natural Hazards			
Human-made Hazards			

Does the subject land contain any areas of archaeological potential? YES () NO (X)

If the plan permits development on land that contains known archaeological resources or areas of archaeological potential the following is needed:

- an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the *Ontario Heritage Act*; and
- a conservation plan for any archaeological resources identified in the assessment.

***OWNER(S) DELEGATION OF AN AGENT**

The registered owner(s) or if a corporation, person(s) with signing authority, must complete the following:

I, We Steve Durham, being the
(name(s) of owner(s), individual or company)

registered owner(s) of the subject lands authorise Deb Durham
(name of agent)

to prepare this application on my (our) behalf.

[Redacted Signature]
Signature of Owner

Nov. 11 - 2022
Date

Signature of Owner

Date

NOTE: If the owner is an incorporated company, the company seal must be applied. If there is no company seal, a statement of authority to bind is required.

***DECLARATION**

This must be signed in the presence of a Commissioner.

I / We [Redacted] of the town of Norwich

County / Region of Oxford, solemnly declare that all the information contained in this application is true and I / We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the 14th of November in the County / Region of Lambton this 14th day of November, 2022.

[Redacted Signature]
Signature of Owner(s) or Authorized Agent

Signature of Owner(s)

[Redacted Signature]
Signature of Commissioner

Annette Jacqueline Major, a
Commissioner, etc.. Province of
Ontario, for The Corporation
of the County of Lambton
Expires June 9, 2025

***APPLICANT'S CONSENT FOR RELEASE OF INFORMATION**

In accordance with provisions of the *Planning Act*, it is required that the application and all supporting documentation be available for public viewing.

Therefore, in accordance with the above, I / We Steve Durham the applicant(s), hereby acknowledge that the information contained in this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will be available to the general public in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*.

[Redacted Signature]
Signature of Applicant

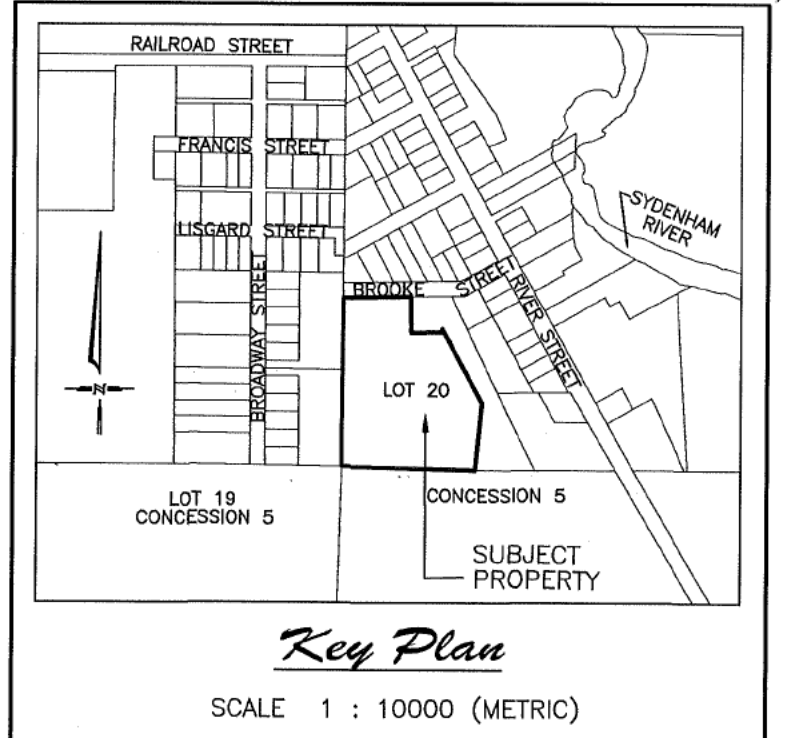
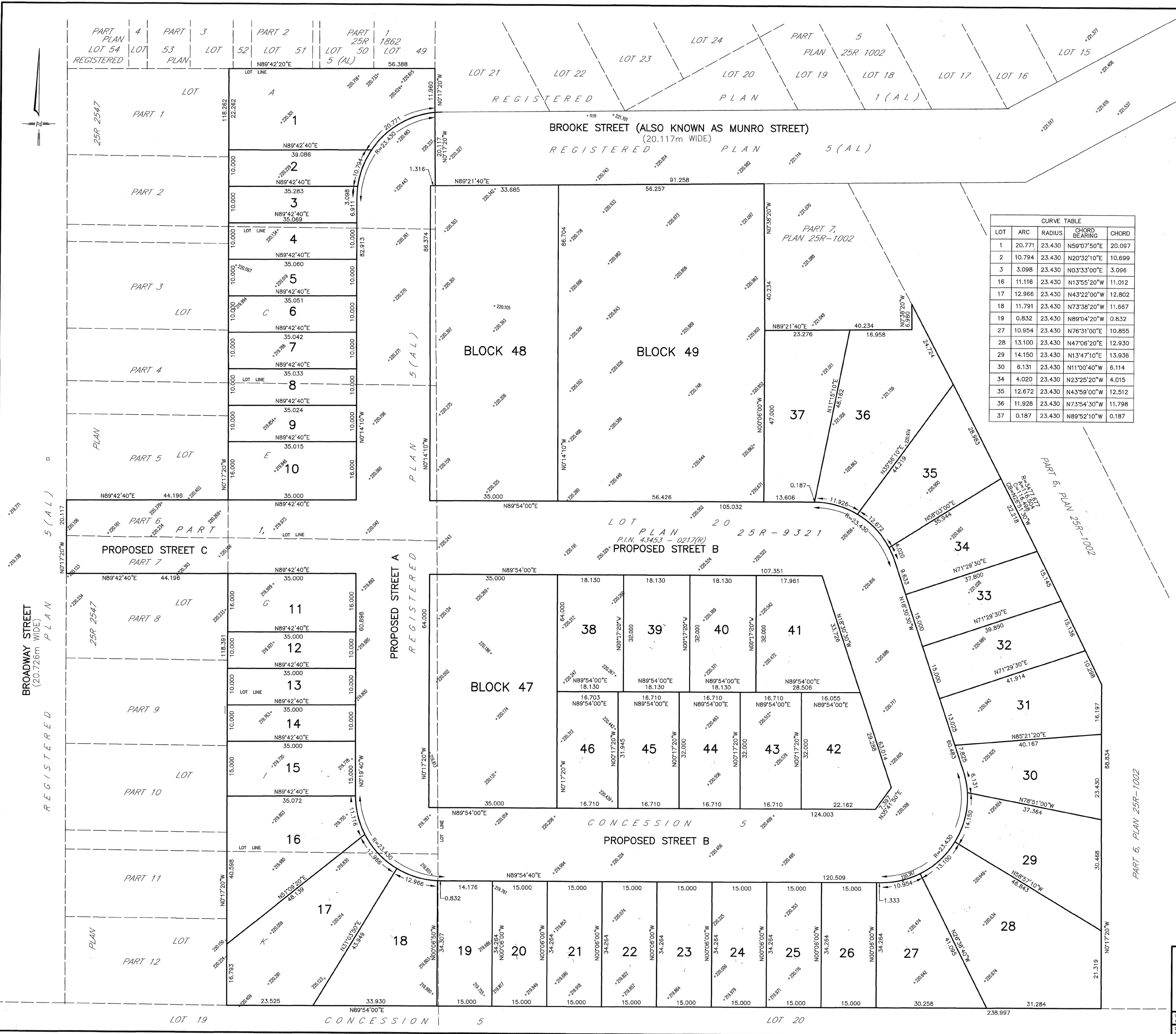
Nov. 11 - 2022
Date

Signature of Applicant

Date

THIS APPLICATION PACKAGE IS TO BE SENT TO:

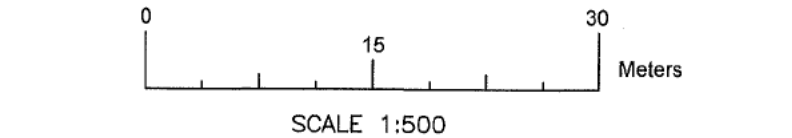
Planning and Development Services Department
County of Lambton
789 Broadway Street, Box 3000
Wyoming, Ontario N0N 1T0



Draft Plan of Subdivision
PART OF LOTS A, C, E, G, I, AND K REGISTERED PLAN 5(AL) AND PART OF LOT 20, CONCESSION 5 GEOGRAPHIC TOWNSHIP OF BROOKE BROOKE-ALVINSTON TOWNSHIP COUNTY OF LAMBTON MONTEITH & SUTHERLAND LIMITED

CURVE TABLE

LOT	ARC	RADIUS	CHORD BEARING	CHORD
1	20.771	23.430	N59°07'50"E	20.097
2	10.794	23.430	N20°32'10"E	10.699
3	3.098	23.430	N03°33'00"E	3.096
16	11.116	23.430	N13°55'20"W	11.012
17	12.966	23.430	N43°22'00"W	12.802
18	11.791	23.430	N73°38'20"W	11.667
19	0.832	23.430	N89°04'20"W	0.832
27	10.954	23.430	N76°31'00"W	10.855
28	13.100	23.430	N47°06'20"E	12.930
29	14.150	23.430	N13°47'10"E	13.936
30	6.131	23.430	N11°00'40"W	6.114
34	4.020	23.430	N23°25'20"W	4.015
35	12.672	23.430	N43°59'00"W	12.512
36	11.926	23.430	N73°54'30"W	11.798
37	0.187	23.430	N89°52'10"W	0.187



Metric DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Notes:
BEARINGS ARE ASTRONOMIC AND REFERRED TO THE EASTERLY LIMIT OF BROADWAY STREET, SHOWN AS N0°17'20"E ON PLAN 25R-9321.

PROPOSED LAND USES AND AREAS

SEMI-DETACHED LOTS 1-14	0.613 ha.
SINGLE LOTS 15-46	2.197 ha.
MULTIPLE ATTACHED (4-PLEX) BLOCK 48	0.303 ha.
MULTIPLE ATTACHED (6-PLEX) BLOCK 47	0.224 ha.
PARK/STORM CATCHMENT AREA BLOCK 49	0.491 ha.
STREETS A TO C	1.228 ha.
TOTAL AREA	5.056 ha.

Additional Information Required under Section 51(17) of the Planning Act

- A) AS SHOWN.
- B) AS SHOWN.
- C) AS SHOWN.
- D) SINGLE FAMILY, SEMI-DETACHED, MULTIPLE ATTACHED (4-PLEX) AND (6-PLEX)
- E) AS SHOWN.
- F) AS SHOWN.
- G) AS SHOWN.
- H) PIPED WATER AVAILABLE.
- I) SANDY AND CLAY LOAM.
- J) AS SHOWN.
- K) SEWERS, GAS, HYDRO AND TELEPHONE FACILITIES ARE AVAILABLE WHICH CAN BE EXTENDED FOR SERVICING.
- L) NONE.

Owner's Certificate:

I HEREBY AUTHORIZE THE FIRM OF MONTEITH & SUTHERLAND LIMITED TO SUBMIT THIS PLAN.

DATED NOVEMBER 11, 2022. STEVE DURHAM DIRECTOR

Surveyor's Certificate:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATED NOVEMBER 11, 2022. ONTARIO LAND SURVEYOR

Monteith & Sutherland LIMITED
Ontario Land Surveyors • Professional Engineers
www.msurvey.com
Samia: (519)542-4300
Toronto: (647)349-6640
Scarborough: (647)343-4603

DRAWN BY: LM CHECKED BY: KG FILE NO: BR-369 CAD DATE: AUG. 19, 2022 PLAN FILE NO: E-2338 CAD FILE: NLS_M&S/AUTOCAD_DRAWINGS/BROOKE_TWP/BR-369/E-2338.DWG



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.

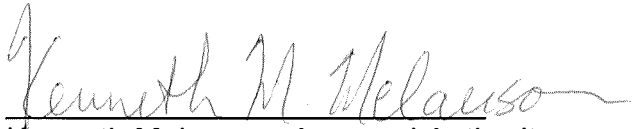
If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Lambton in respect of the proposed Plan of Subdivision before the approval authority gives or refuses to give approval to the draft Plan of Subdivision, the person or public body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

Kenneth Melanson, Approval Authority
Planning & Development Services Department

	PLANNING AND DEVELOPMENT SERVICES REPORT	
REPORT TO:	MUNICIPALITY OF BROOKE-ALVINSTON	
PREPARED BY:	Maria Cossa-Rossi, MA, MCIP, RPP Senior Planner	
REVIEWED BY: (COUNTY)	Kenneth Melanson, BA, MCIP, RPP Manager - Planning & Development Services	
REPORT DATE:	March 13, 2023	
MEETING DATE:	March 16, 2023	
SUBJECT:	County File Number: 38T-22001 Draft Plan of Subdivision Application BROOKE CON 5 W PT LOT 20; PLAN 5(AL) PT LOTS A C E G I; AND K RP 25R9321 PART 1 Applicant: Stephen Durham (Jordan Fohkens, B.M. Ross)	

EXECUTIVE SUMMARY:

The Applicant has applied for draft Plan of Subdivision approval to create thirty-two (32) lots for single-detached, fourteen (14) for semi-detached, and two (2) blocks for future townhouse dwellings (Blocks 47 and 48). Block 49 includes a 0.49 hectares (1.2 acres) stormwater management facility and open space area located at the northeastern portion of the site (See Attachment 4).

RECOMMENDATION(S):

That the report from Maria Cossa-Rossi, Senior Planner, dated March 10, 2023, regarding County File No. 38T-22001, be **RECEIVED FOR INFORMATION** by the Council of the Municipality of Brooke-Alvinston.

REASONS FOR RECOMMENDATION(S):

The proposed Plan of Subdivision is consistent with the various planning policy documents: the Provincial Policy Statement (2020); the County of Lambton Official Plan (2020) and the Municipality of Brooke-Alvinston Official Plan (Office Consolidation 2011). The application also conforms with Brooke-Alvinston's Comprehensive Zoning By-Law 9 of 2013.

BACKGROUND/SITE CONTEXT:

The site has an area of approximately 4.9 hectares (12.2 acres) and the proposed development would be serviced by municipal water and sanitary sewers. The property is adjacent to an existing low-density residential area to the west along Broadway Street and to the south of Lisgar Street (Attachment 1). The north limit of the site is adjacent to an unopened right-of-way, known as Munro Street, a vacant property to the east and agricultural lands to the south. The County of Lambton gave 'complete application'

status on February 1, 2023. A detailed list of studies submitted for the application has been provided as Attachment 5.

APPLICATION ANALYSIS – PLANNING ACT/PROVINCIAL POLICY STATEMENT:

The 2020 Provincial Policy Statement (PPS) encourages new residential development to locate within existing settlement areas (Section 1.1.3). Section 1.1.3.6 of the PPS states that new development should occur adjacent to an existing built-up area and should be served by full municipal services (Section 1.6). The subject lands are adjacent to areas already developed for housing and will represent an orderly expansion to Alvinston’s built-up area. The proposed subdivision development will be served by full municipal services.

Section 1.4.1 states that municipalities are to provide for an appropriate range and mix of housing options and densities. The proposed subdivision consisting of single-detached, semi-detached and future multiple attached/townhouse dwellings will contribute to the range and mix of housing options offered in Alvinston.

Cultural heritage and archeological resources are to be conserved by a condition of draft approval through an archeological assessment. A Stage 1 and 2 archeological assessment was conducted on the subject property by Timmins Martelle Heritage Consultants Inc. (TMHC). TMHC’s report states no archeological material was discovered, the property should be considered free of archeological concern and no further archeological assessment was recommended. The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) has confirmed that TMHC’s report has been entered into the Ontario Public Register of Archeological Reports without technical review.

APPLICATION ANALYSIS – COUNTY OF LAMBTON OFFICIAL PLAN:

The site is designated “Urban Settlement” by the County of Lambton Official Plan (COLOP). Section 3.2.1 of the COLOP states that most growth will be directed to Urban Centres and Urban Settlements with the goal of strengthening and/or developing land uses, services, and functions similar to Urban Centres although to a lesser scale and variety. The site will be developed for a residential subdivision with a variety of dwelling types, which will attract more residents to Alvinston, and increase demand for existing uses and municipal services.

Section 3.2.3 states that development within Urban Settlements with municipal water and sanitary services will occur on full municipal services. A detailed functional servicing report was submitted showing use of existing municipal services with sufficient capacity available to accommodate the proposal.

Subdivision approval and development is subject to certain conditions that ensure protection of municipal and public interests (Section 10.5). Confirmation of allocation of capacity for servicing (7.10.2) will be a condition of approval. The consideration, and approval by the

Conservation Authority (if applicable), and Municipal engineer, of stormwater management, including drainage, storage, and infiltration, will also be a condition of draft approval (7.10.5-7). A subdivision agreement to achieve these requirements will also be required and registered on the title of the land.

The access point is adequate for emergency services. In February 2022, a traffic impact assessment was prepared by F.R. Berry and Associates and concluded that all intersections would continue to operate at a high level of service. Parkland dedication and/or cash-in-lieu of parkland will also be assessed. This development is compatible with the surrounding land uses, including residential developments and agricultural lands. The natural constraints have been avoided and addressed.

APPLICATION ANALYSIS – MUNICIPALITY OF BROOKE-ALVINSTON OFFICIAL PLAN:

The subject land is designated “Residential” by the Brooke-Alvinston Official Plan (Attachment 2). Section 2.1 of the Official Plan states that various types of dwellings will be included in Residential Areas with preference given to locating similar densities of development together.

The site abuts an existing low-density residential area to the west along Broadway Street. The applicant proposes to locate single-detached and semi-detached dwellings abutting the existing lots along the east side of Broadway Street. The proposed townhouse dwellings will be in the centre of the development surrounded by the new single-detached and semi-detached dwellings (Attachment 4). This design layout provides greater conformance with Section 2.1 of the Official Plan.

Section 2.1.1 states that the primary uses in the Residential Areas are low-density housing types including single and semi-detached dwellings, duplexes, and triplexes. The density is not to exceed 20 units per hectare (8 units per acre). Medium density attached dwellings are also allowed up to a maximum of 35 units per residential hectare (14 units per residential acre). The Applicant has indicated that the proposed development will have a density of approximately 14 units per hectare (5.6 units per acre).

While several multi-unit housing options exist in Alvinston, the community’s housing stock is primarily single-detached dwellings. The applicant’s proposal to include semi-detached and multiple dwellings/townhouses (to be created in a subsequent phases) will be in conformity with Section 2.2.5 of the Official Plan, which promotes a mix of housing types for various incomes.

APPLICATION ANALYSIS – MUNICIPALITY OF BROOKE-ALVINSTON ZONING BY-LAW:

The subject lands were rezoned in May 2022 from Residential 1 (R1) to R1 (11) (H) and R1 (10) (H) (Attachment 3). The “H” (Holding symbol) ensures the orderly development

of lands and the adequate provision of municipal services. The “H” symbol shall not be deleted until a subdivision agreement is entered into with the Municipality.

The site-specific R1 (11) (H) zone, would allow all uses permitted in the R1 Zone. The zoning was amended to reduce the lot frontage of single-detached dwellings to a minimum 15 metres. This reduction allows for a more efficient use of land and does not negatively impact compatibility with the existing dwellings, west of Broadway Street.

The R1 (10) (H) Zone, located on the balance of the property, is similar to the R1 (11) (H) Zone but also includes townhouse dwellings as a permitted use, subject to the applicable regulations in the Residential 3 (R3) Zone. This restricts the proposed townhouses to this portion of the site to ensure they do not abut existing single-detached lots on the east side of Broadway Street.

MUNICIPAL SERVICES AND ROADS:

A functional servicing report (FSR) was completed by B.M. Ross and identified the development would connect to the existing infrastructure. The FSR concluded the Municipality’s existing infrastructure has sufficient capacity to accommodate the proposed subdivision. A dry pond stormwater management facility is proposed at the north-east section of the site to provide stormwater quantity control from a 100-year storm event.

Access to the lots is via an internal local road network, with connections to Broadway and River Streets. The proposed road connection to Broadway Street is narrower than other roads to provide an increased separation between two existing dwellings. The proposed Broadway Street connection is a reduced road width from 8.5 metres to 6.5 metres and will have a larger landscaped boulevard on the south side. The proposed road width of 6.5 metres is sufficient for emergency vehicles (minimum width of 6 metres is required) and appears consistent with the width of Broadway Street and other local roads in south Alvinston.

A Traffic Impact Assessment (TIS) was prepared by F.R. Berry and Associates. As a result of input from the County of Lambton Public Works Department, a coordinated and more comprehensive TIS is being prepared in anticipation of additional potential future residential development in the area.

PARKLAND DEDICATION:

Block 49 (Attachment 4) includes a stormwater management facility with open space, which is the proposed parkland dedication.

MUNICIPAL/PUBLIC AGENCY INPUT:

This table summarizes various agency comments received during the circulation of this application. These comments were considered as part of the review of this application:

Agency	Comments
St. Clair Region Conservation (SCRCA)	Subject property outside area regulated by SCRCA, but Applicant may require written clearance from SCRCA if stormwater outlet is required and proposed into a watercourse regulated by Ontario Regulation 171/06.
County of Lambton Public Works	Coordinated and consolidated Traffic Impact Study with pending nearby proposal required due to generation of additional traffic in the vicinity and intersections with County roads.
Canada Post and Hydro One	No comments received as of report writing - standard conditions will be applied.
Enbridge Gas (o/a Union Gas Ltd)	Standard conditions related to easements/agreements

RESIDENT COMMENTS/INPUT

This table summarizes the resident comments received during the circulation of this application:

Residents	Comment or Concern
Suzanne Upshall	<ul style="list-style-type: none"> • Development impacts: <ul style="list-style-type: none"> ○ ability to manage easement; ○ investments made with plantings to easement; ○ increased noise and traffic; ○ safety concerns during construction; ○ increased property taxes; and ○ reduction to resale value of property.
Ken and Lydia Dale	<ul style="list-style-type: none"> • Development impacts: <ul style="list-style-type: none"> ○ loss of small town feel; ○ lack of green space to play for increased number of children; ○ ability of existing infrastructure and servicing to support increased population; and ○ reduction in quality of life.

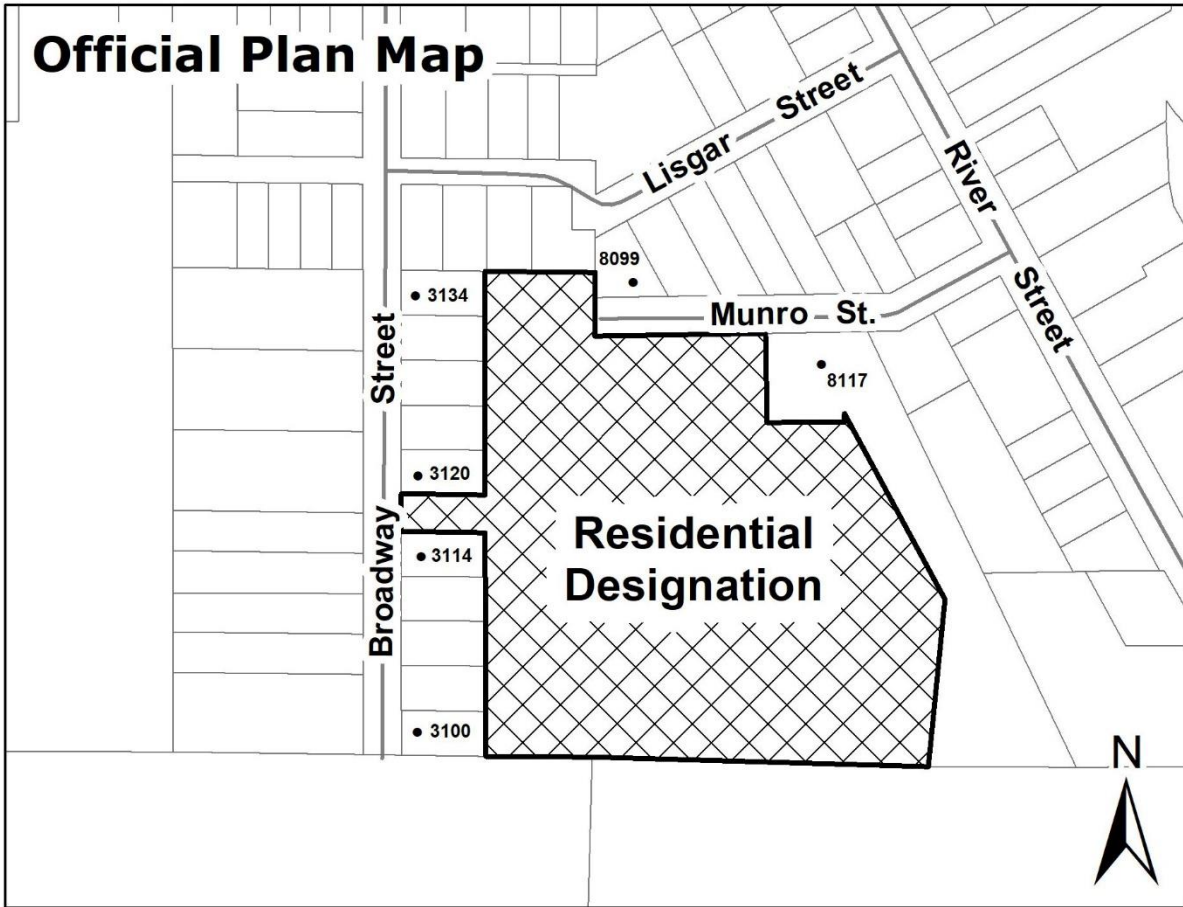
ATTACHMENT(S):

- Attachment 1 - Site Location Map
- Attachment 2 - Official Plan Map
- Attachment 3 - Zoning Map
- Attachment 4 - Proposed Subdivision Design.
- Attachment 5 – Studies provided for application

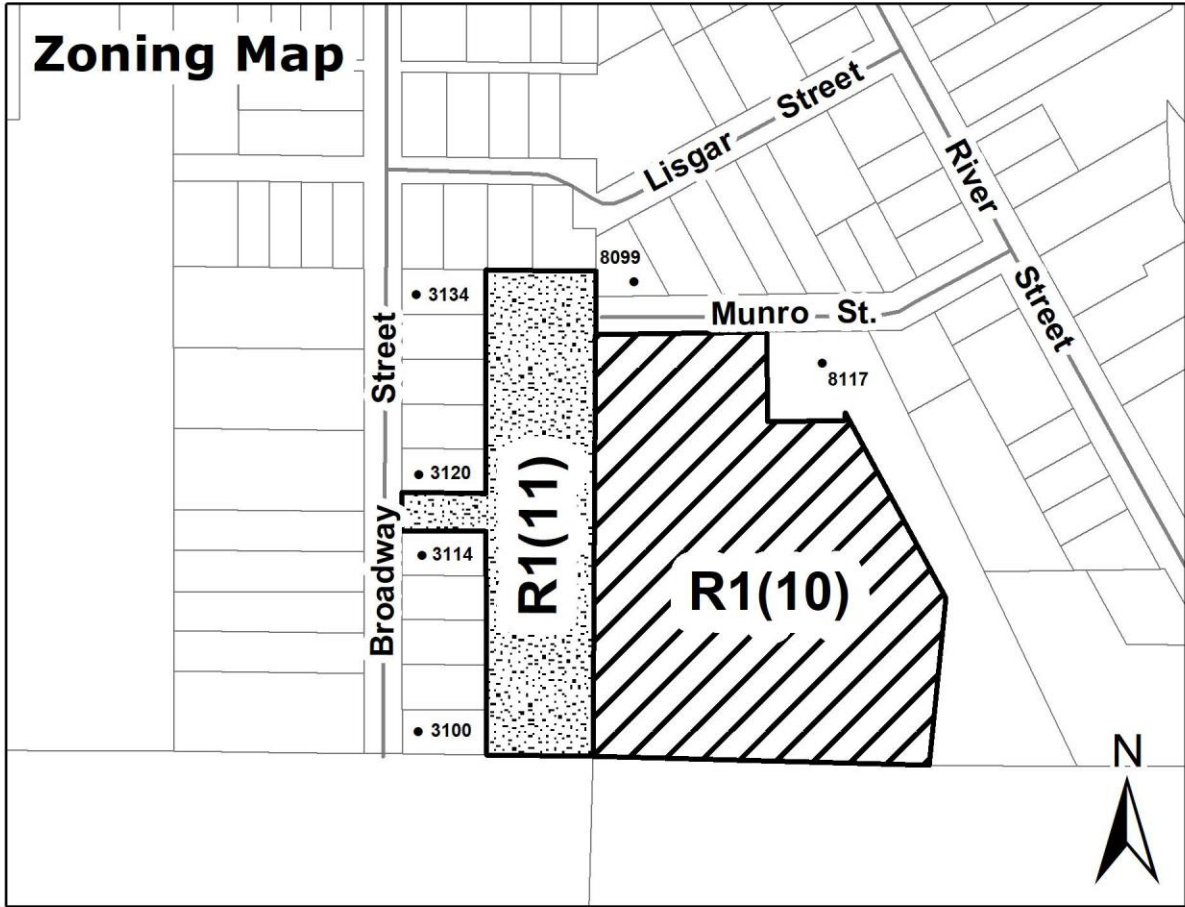
ATTACHMENT 1 – LOCATION MAP



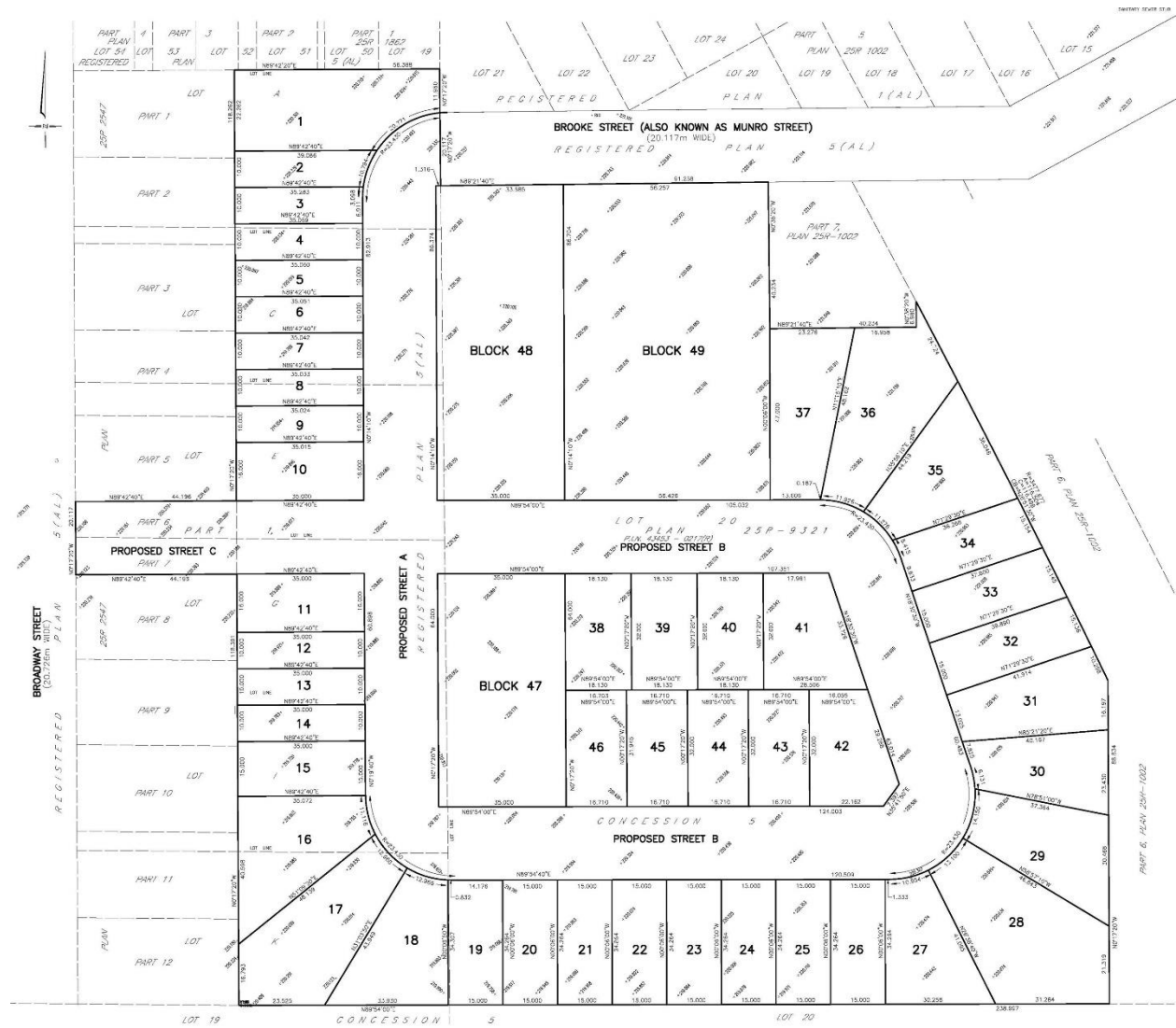
ATTACHMENT 2 – OFFICIAL PLAN MAP



ATTACHMENT 3 – ZONING MAP



ATTACHMENT 4 – PROPOSED SUBDIVISION DESIGN



ATTACHMENT 5 – STUDIES SUBMITTED FOR THE APPLICATION

The following supporting studies and reports were required and submitted with the approved zoning by-law amendment application in May 2022 and also included in this application for Draft Plan of Subdivision:

- Archeological Assessment;
- Traffic Impact Study;
- Functional Servicing Report, which includes water, sanitary and Stormwater Management Report;
- Functional Servicing Report;
- Comprehensive Development Plan; and
- Minimum Distance Separation Review.

From: [Greg Botting](#)
To: [Maria Cossa-Rossi](#)
Cc: [Matt Deline](#); [Annette Major](#); [Janet Denkers](#)
Subject: COL Public Works Comment - RE: Notice of Application for Plan of Subdivision
Date: Tuesday, February 14, 2023 12:20:25 PM
Attachments: [2023-02-07 - GB response to RC Spencer - RE REVISED Draft Plan - 3146 Nauvoo Road - Alvinston.pdf](#)

Good afternoon, Maria

As previously noted, we have been contacted by RC Spencer Associates regarding Traffic Impact Study requirements for a nearby proposal to the west (application pending). This infill development occurring within the same timeframe is fortunate as both will generate additional traffic in the vicinity and, at intersections with County roads.

As stated in previous email on the matter, it was requested that the Traffic Engineer obtain contact information with this applicant and coordinate to provide a consolidated traffic study. (See Attached)

The County has no specific comment pertaining to this proposed infill development beyond its traffic impacts as discussed/attached.

If you require anything further, please let me know.

Thanks
Greg

Greg Botting A.Sc.T.
Public Works Technician
County of Lambton

Tel: 519.845.0809 ext. 5299
Fax: 519.845.3872
greg.botting@county-lambton.on.ca

From: Planning.Public <planning@county-lambton.on.ca>
Sent: Friday, February 3, 2023 2:04 PM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Notice of Application for Plan of Subdivision

Good afternoon,

Please find attached a request for comments for a Draft Plan of Subdivision - file 38T-22001, Township of Brooke-Alvinston.

Please contact our office if you require anything further.

Annette Major
Planning & Development Services
County of Lambton
789 Broadway Street, Box 3000
Wyoming, ON N0N 1T0
519 845-0809 ext. 5257

From: [Ontario Lands](#)
To: [Planning.Public](#)
Subject: RE: Notice of Application for Plan of Subdivision
Date: Friday, February 3, 2023 2:38:38 PM

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge. Should you require any further information, please contact the undersigned.

Kelly Buchanan

Land Analyst

—
ENBRIDGE GAS INC.

TEL: 519-436-4673 | FAX: 519-358-4271

50 Keil Dr N, Chatham ON N7M 5M1

enbridge.com

Safety. Integrity. Respect.

From: Planning.Public <planning@county-lambton.on.ca>

Sent: Friday, February 3, 2023 2:04 PM

Subject: [External] Notice of Application for Plan of Subdivision

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon,

Please find attached a request for comments for a Draft Plan of Subdivision - file 38T-22001, Township of Brooke-Alvinston.

Please contact our office if you require anything further.

Annette Major
Planning & Development Services
County of Lambton
789 Broadway Street, Box 3000
Wyoming, ON N0N 1T0
519 845-0809 ext. 5257

From: [Planning.Public](#)
To: [Maria Cossa-Rossi](#)
Cc: [Annette Major](#)
Subject: FW: Notice of Application for Plan of Subdivision
Date: Monday, February 27, 2023 1:21:22 PM

For the subdivision in BA.

Thanks,
K

Kenneth Melanson, BA, RPP, MCIP
Manager, Planning & Development Services
County of Lambton – 789 Broadway Street, Wyoming Ontario
T: 519-845-0801 x5342
Email: Ken.Melanson@county-lambton.on.ca

From: Vitra Chodha <vcchodha@scrca.on.ca>
Sent: Monday, February 27, 2023 10:14 AM
To: Planning.Public <planning@county-lambton.on.ca>
Subject: RE: Notice of Application for Plan of Subdivision

Good morning Annette,

Thank you for circulating us.

The subject property is outside the area regulated by Ontario Regulation 171/06. The applicant may require a written clearance from the Authority if a stormwater outlet is required and proposed into a watercourse that is regulated by Ontario Regulation 171/06.

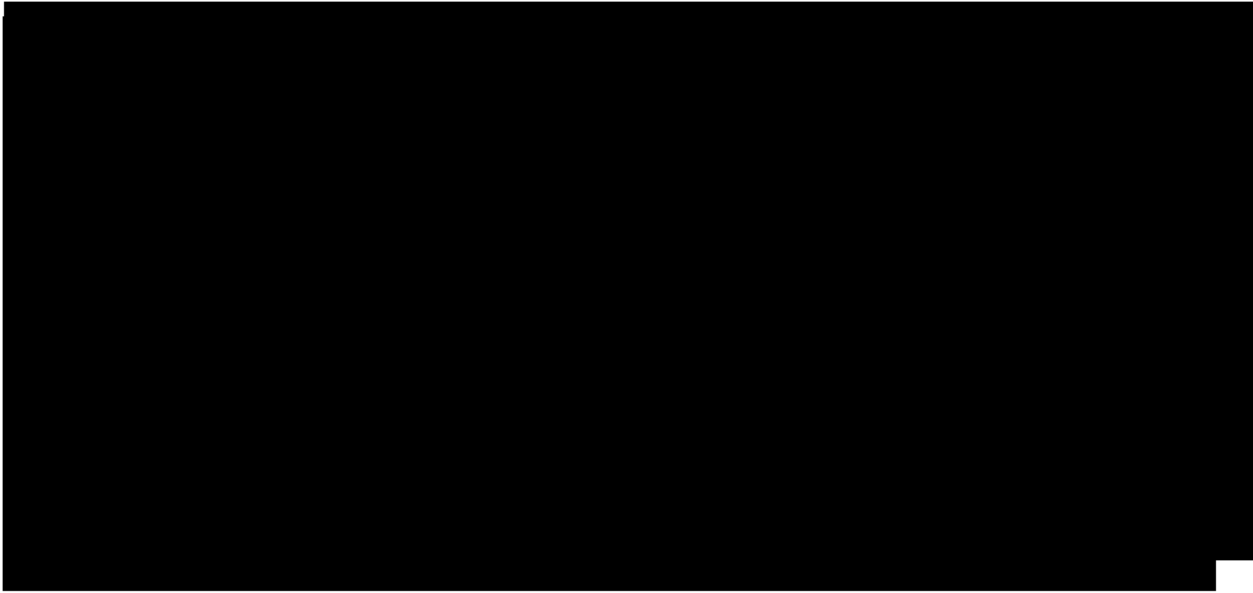
Best regards,
Vitra Chodha

Hi Kelsey

Please screen and see if we've had anything previous to this? This doesn't ring any initial bells.
Hopefully there's not too many concerns

Melissa

From: Planning.Public <planning@county-lambton.on.ca>
Sent: February 3, 2023 2:04 PM



Good afternoon,

Please find attached a request for comments for a Draft Plan of Subdivision - file 38T-22001, Township of Brooke-Alvinston.

Please contact our office if you require anything further.

Annette Major
Planning & Development Services
County of Lambton
789 Broadway Street, Box 3000
Wyoming, ON N0N 1T0
519 845-0809 ext. 5257

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South Alvinston Subdivision

Durham Subdivision location at: Brooke Con 5 W PT Lot 20

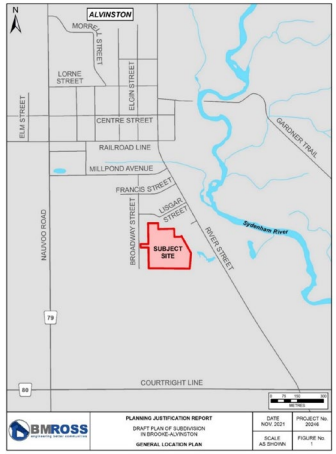


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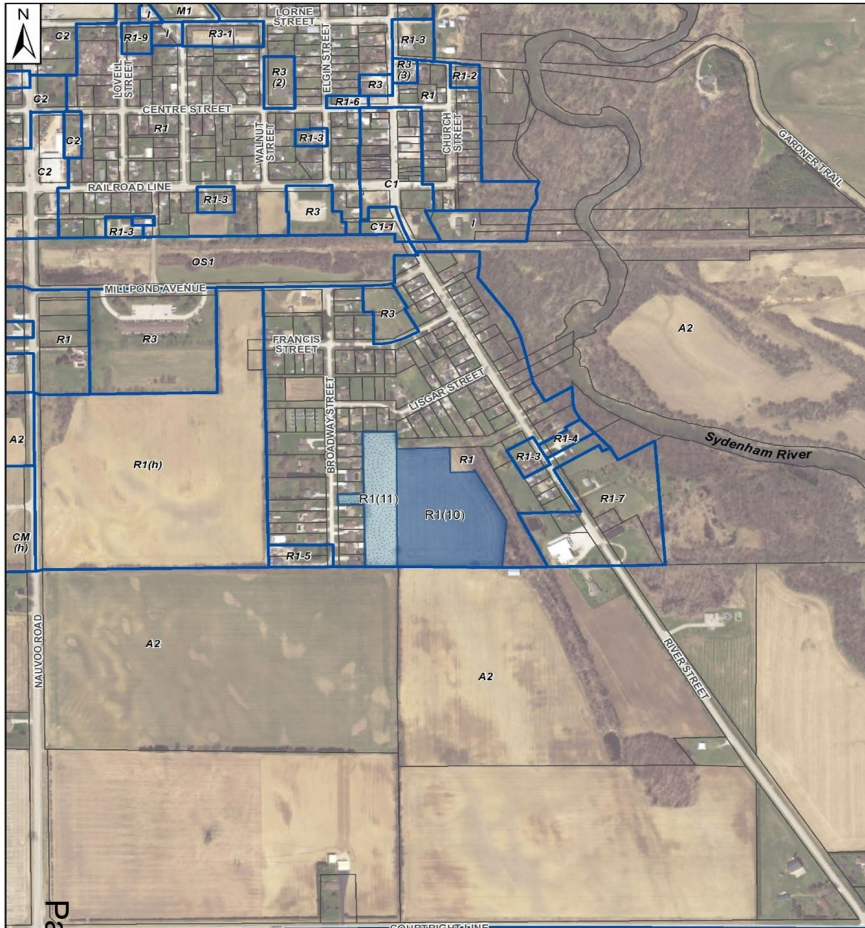


- 3 Subject Lands
- 4 Existing Site Features & Zoning
- 5 Conceptual Site Plan
- 6 Plan Highlights
- 7-9 Servicing / Other Studies

Subject Lands (Con 5 W Pt. Lot 20 in South Alvinston)



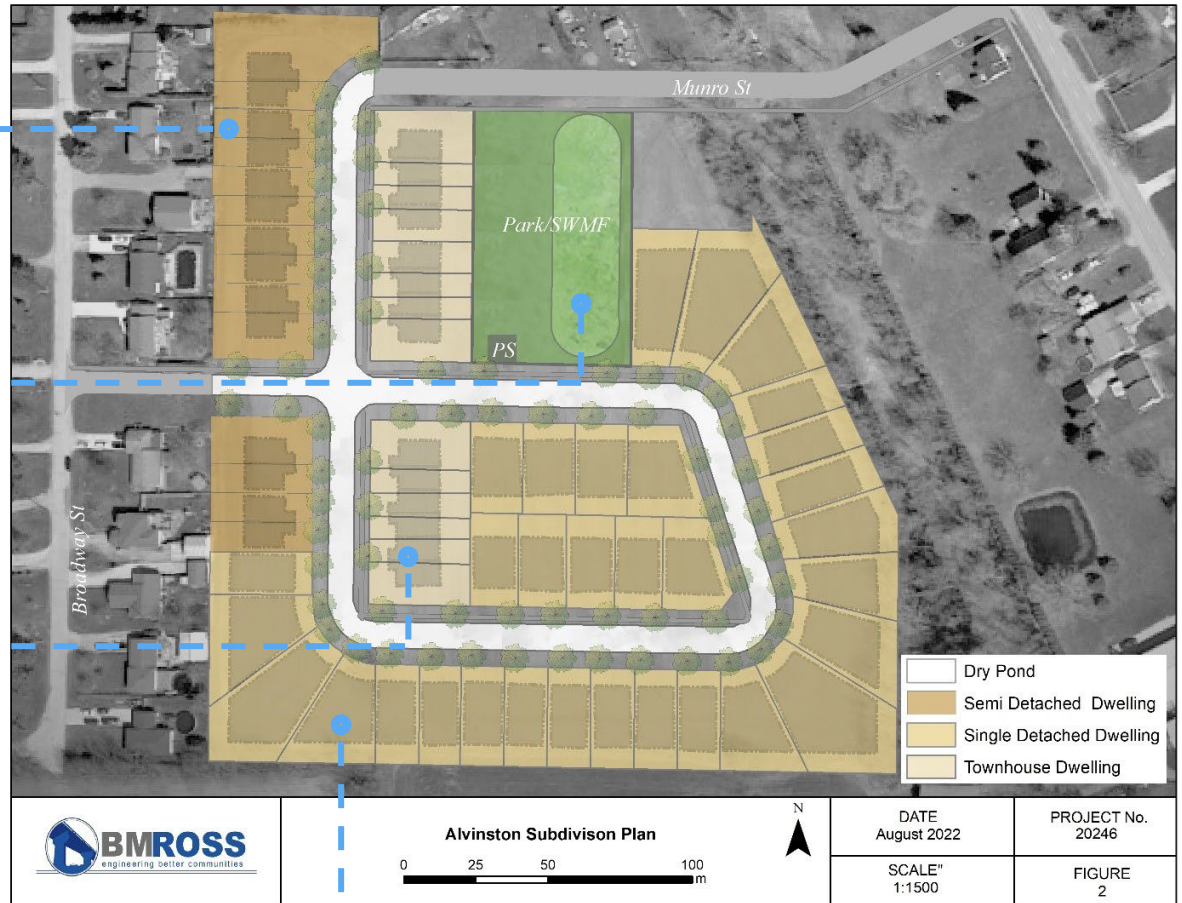
Existing Site Conditions - Zoning By-law



Dwelling Type	Lot Area (Required)	Lot Area (Provided)	Lot Frontage (Required)	Lot Frontage (Provided)
Single Detached	465m ²	> = 484m ²	15m	> = 15m
Street	280m ²	> = 280m ²	6m	> = 8m
Townhouse				

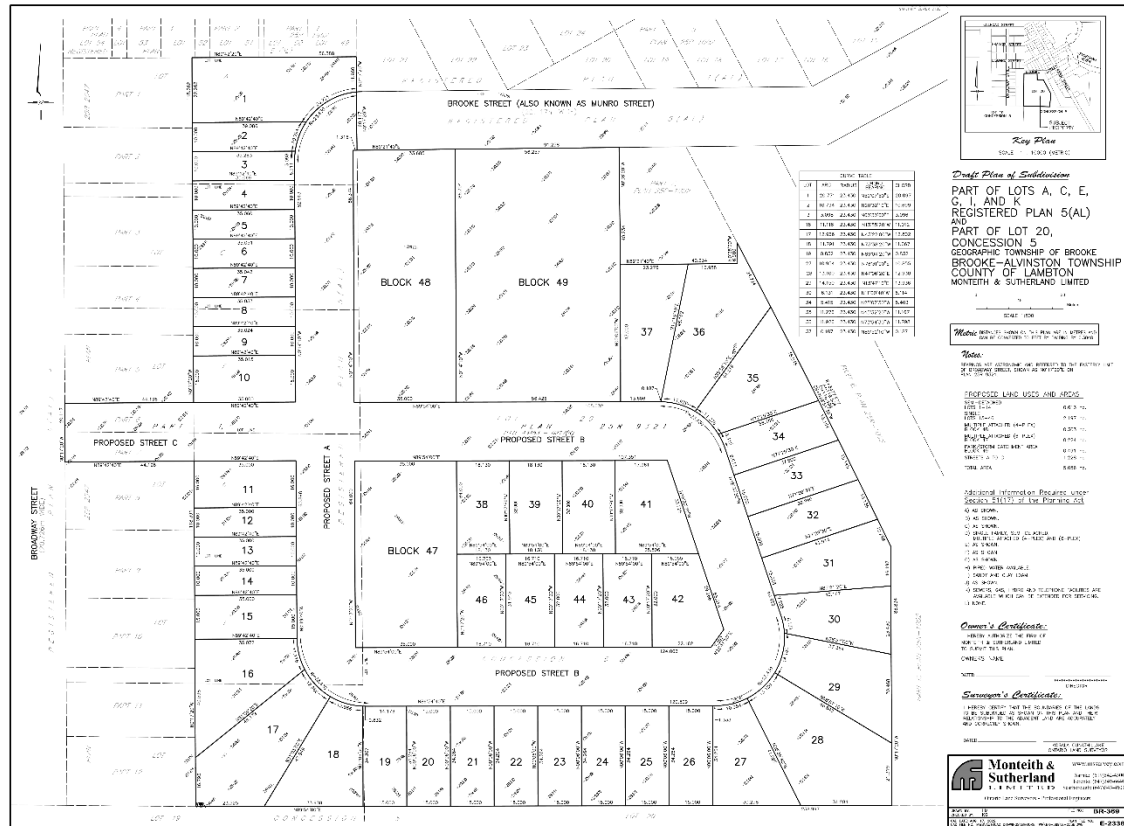
Dwelling Type	Lot Area (Required)	Lot Area (Provided)	Lot Frontage (Required)	Lot Frontage (Provided)
Single Detached	465m ²	> = 525m ²	15m	> = 15m
Semi-Detached	300m ²	> = 350m ²	10m	> = 10m

Conceptual Site Plan



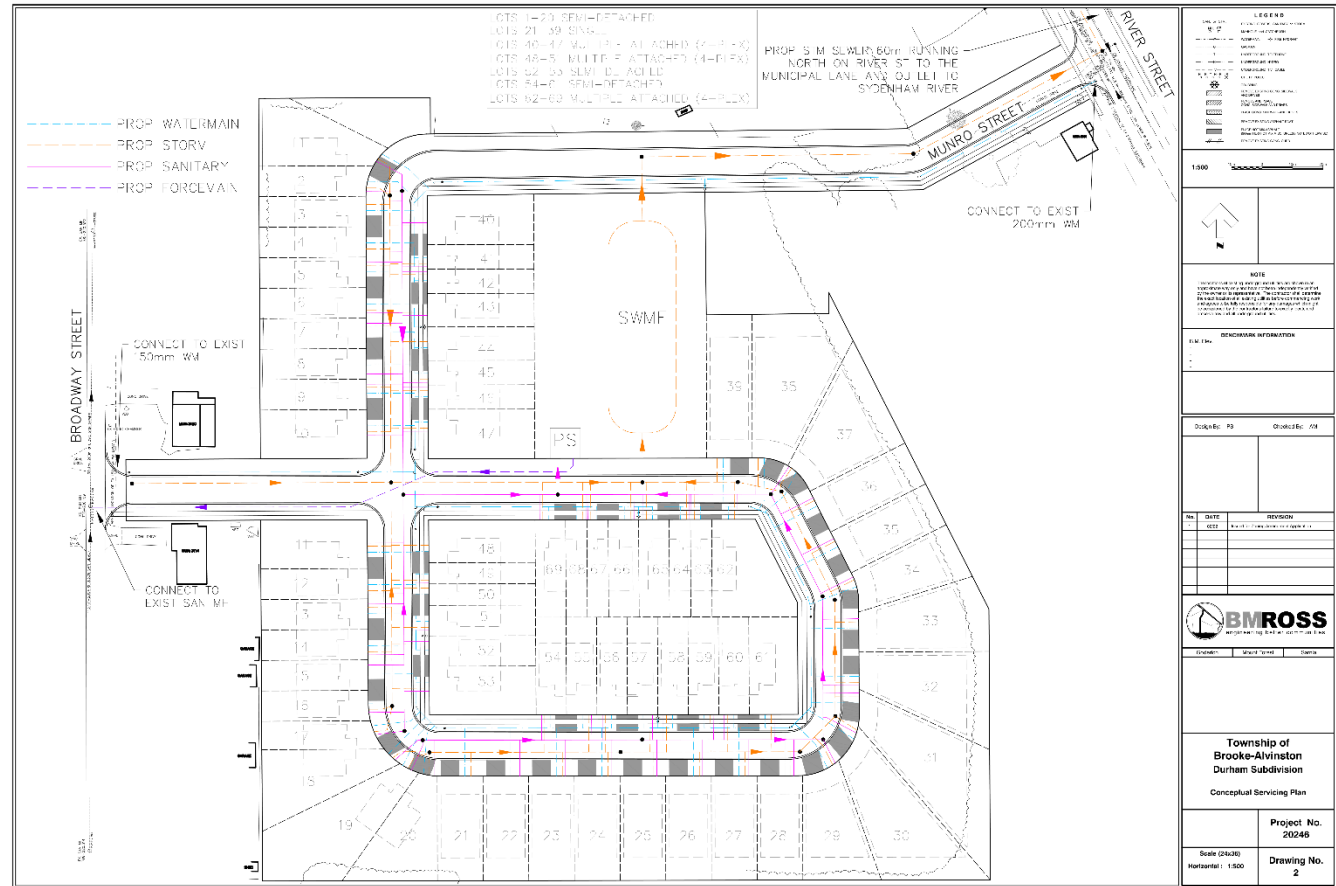
Plan Highlights

- 14 Semi-Detached Dwelling Lots (Lots 1 to 14)
- 32 Single Detached Dwelling Lots (Lots 15 to 46)
- 2 Blocks for 14 Street Townhouse Dwelling Lots (Blocks 47 and 48)
- One Block for a Park / Stormwater Management Facility (Block 49)
- Connection to Broadway Street and River Street



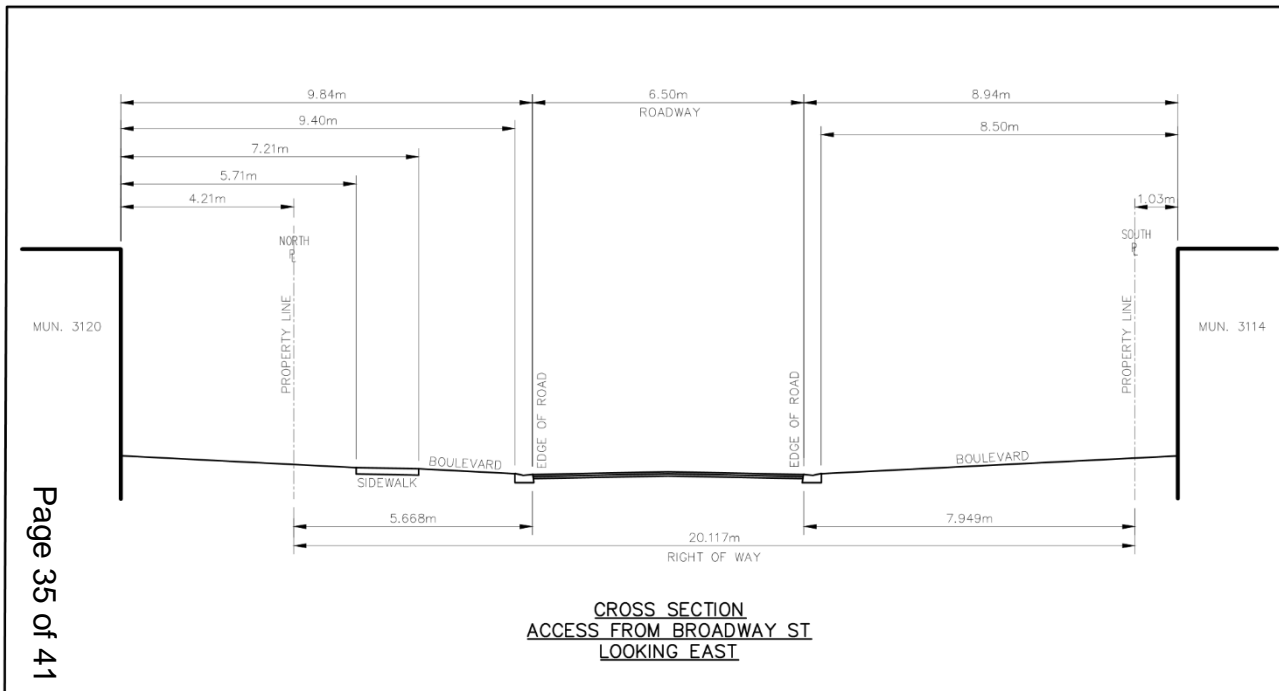
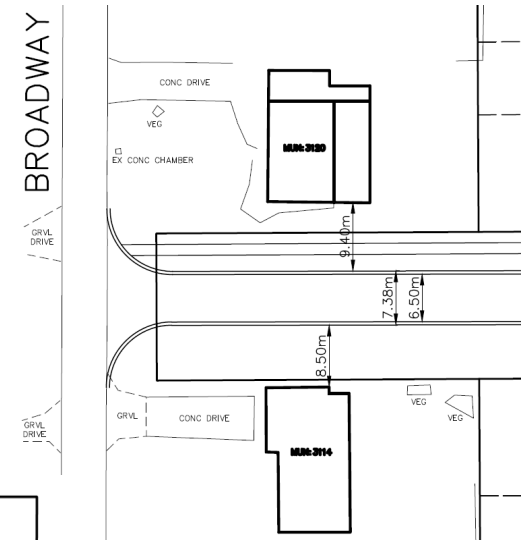
Conceptual Site Servicing

- Full sanitary, storm, and water services
- SWMF and outlet to Sydenham
- Pump station
- Road connections to west and east
- Sidewalks on all roads



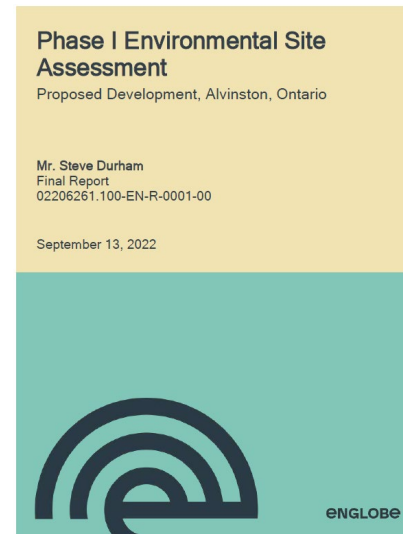
Broadway Street Connection

- 3114 Broadway Street has a setback that is less than current standards (1.02m instead of 3m)
- 3120 Broadway Street has a setback that complies with zoning standards (4.05m)



Studies / Plans

- Phase 1 Environmental Site Assessment
- Traffic Impact Assessment
- Stage 1-2 Archaeological Assessment
- Planning Justification Report
- Conceptual Servicing Report
- Draft Plan of Subdivision



Stage 1-2 Archaeological Assessment
Proposed Residential Development
Part of Lots A, C, E, G, I, Plan 5 and
Lot K, Plan 25-R9321 Part I
Municipality of Brooke-Alvinston
Part of Lots 19 and 20, Concession 5
Geographic Township of Brooke
Lambton County, Ontario

Original Report

Submitted to:
Ministry of Heritage, Sport, Tourism and Culture Industries

Prepared for:
BH Ross and Associates
2495 Hamilton Road
P.O. Box 400
Brights Grove, ON N0M 1C0

Prepared by:
TMHC Inc.
1108 Dundas Street, Unit 105
London, ON N6W 3A7
519-441-7222
tmhc.ca

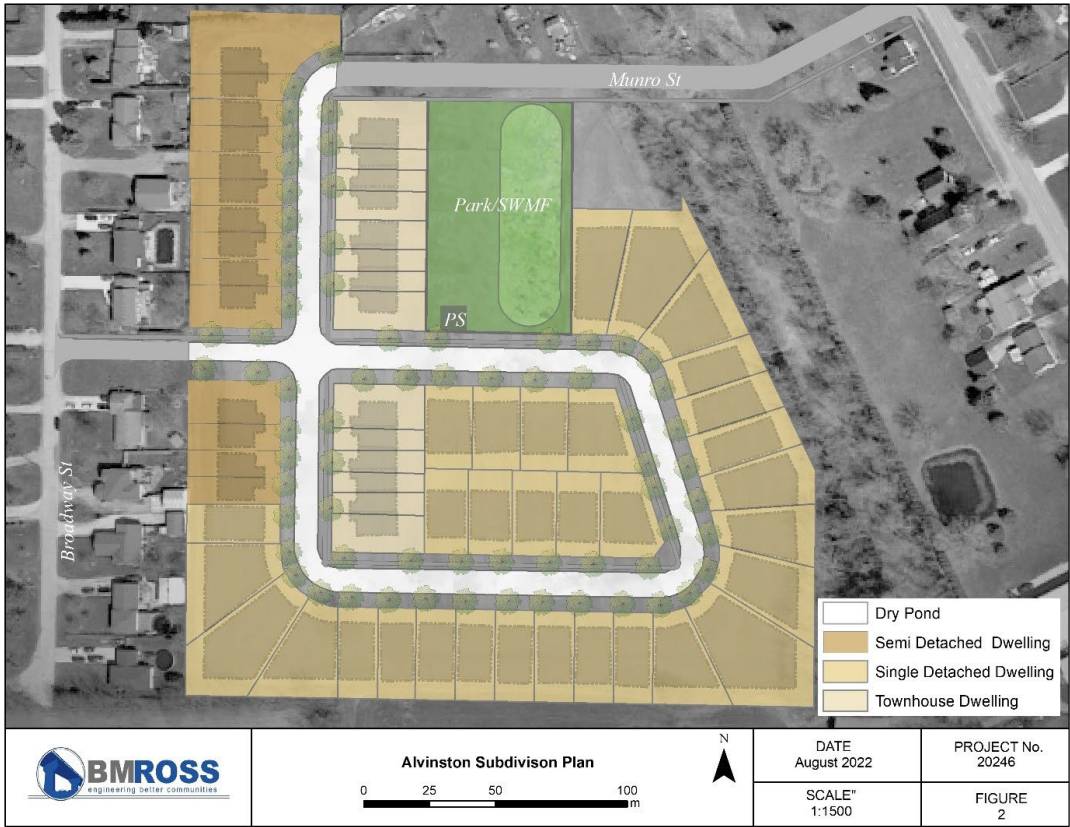


Licensee: Matthew Beadon, Ph.D., P324
PF No: P324-0696-2021
Project No: 2021-093
Dated: November 24, 2021

PROPOSED RESIDENTIAL SUBDIVISION
BROADWAY STREET, ALVINSTON
TOWNSHIP OF BROOKE-ALVINSTON
TRAFFIC IMPACT ASSESSMENT

F. R. Berry & Associates
February 2022





Thank you.



FEBRUARY 27, 2023

MAR 01 2023

Planning & Development
Services Department

PLANNING & DEVELOPMENT DEPARTMENT

PROPOSED COMMUNITY BEHIND LISGAR ST IN ALVINSTON AP38T-22001

AT THE FIRST MEETING WHICH WAS A ZOOM MEETING, I WENT INTO THE MEETING WITH AN OPEN MIND AND WILLINGNESS TO HEAR THE PLANS BECAUSE THERE WAS VERY LITTLE INFORMATION. I WROTE IN A COMMENT THAT THE PEOPLE MOVING HERE ARE HERE BECAUSE IT IS A SMALL TOWN AND WANT IT TO STAY THAT WAY. AGAIN, I CAME INTO THE MEETING WITH AN OPEN MIND, BUT WHEN SPEAKER ASKED IF THEY WANT MY COMMENT READ ALOUD THE REPLY WAS NO. THAT DOESN'T SOUND LIKE A GROUP THAT IS WILLING TO LISTEN OR TAKE INTO ACCCOUNT OR EVEN HEAR OTHER IDEAS/OPINIONS.

I BELIEVE THAT THE DECISION MAKERS SHOULD BE REPOSNSIBLE, NOT ONLY THE ADULTS, BUT ALSO THE CHILDREN OF THIS TOWN (CURRENT & FUTURE). NUMEROUS TIMES THRU MY 20+ YEARS IN THIS TOWN COACHING HOCKEY, PLAYING BASEBALL FOR THE ALVINSTON HACKERS, LEGION MEMBER, ETC. HEARING PEOPLE COMPLAINNING ABOUT THE CHILDREN IN THIS TOWN. THE PROJECTS I CAN RECALL IN THE TIME I HAVE BEEN HERE IN ORDER APPROXIMATELY ARE: UPDATE OF PLAY AREA ADJACENT TO THE ARENA MAYBE 15 YEARS AGO, SKATE PARK 8 YEARS AGO MAYBE, UPGRADE CONCESSION BOOTH AND BEER TENT BEHIND THE ARENA 5-6 YEARS AGO, DOG PARK 3-4 YEARS AGO. THE 2 PROJECT FOR KIDS WERE ALL BY THE ARENA AND KIDS FROM "JOHNS TOWN "HAVE MUCH FURTHER TO WALK TO PLAY. NOW TALKING ABOUT ADDING ALL THESE RESIDENCES THAT AT SOME TIME OR ANOTHER ARE GOING TO HAVE KIDS IN THEM & STILL NO GREEN SPACE FOR KIDS TO PLAY ON THIS SIDE OF TOWN. IS THIS WHAT IS CALLED PLANNING? AGAIN, TIME APPROXIMATE 15-17 YEARS AGO A PERSON OFFERED UP PROPERTY FOR KIDS TO HAVE A GREEN SPACE TO PLAY ON THIS SIDE OF TOWN BUT REFUSED TURNED DOWN FOR WHAT EVER REASON. THIS TO ME DOESN'T SEEM REPOSNSIBLE OR FAIR TO THE KIDS! MY KIDS HAVE ALL GROWN UP BUT I USED TO HAVE GRAND KIDS IN TOWN BUT LUCKILY THE LIVED CLOSE TO THE ARENA BECAUSE IF THEY WERE ON THIS SIDE OF TOWN, IT WOULD BE A LONG WAY TO PLAY ON THE SWINGS, SLIDE, ETC.

ALVINSTON IS A BED ROOM COMMUNITY, SO WHEN PEOPLE GET HOME FROM WORK THEY WANT TO RELAX AND ENJOY THEIR INVESTMENT. SINCE "COVID" THAT NEED HAS BEEN EXPANDED IMMENSELY. WHEN PLANNING FOR A COMMUNITY, 1 OF THE FIRST CONSIDERATIONS NEEDS TO BE INFRASTRUCTURE, AND ENSURING THAT U CAN SATISFY YOUR COMMITMENT. I AM ALSO CONCERNED ABOUT THE ELECTRICAL, WATER, AND OTHER EXISTING INFRASTRUCTURE TO SUPPORT THAT INCREASE IN POPULATION

IM JUST TRYING TO REPOSIBLE TO THE KIDS THAT MAY BE COMING TO THIS TOWN & DON'T WANT MY QUALITY OF LIFE AFFECTED SO SOMEONE ELSE CAN PROFIT. IN ORDER TO ATTRACT PEOPLE TO THIS TOWN U NEED TO HAVE THINGS FOR KIDS TO DO, THE TOWN OF WATFORD HAS FIGURED THIS OUT!

I SUGGEST U DO THE SAME.

WANTS:

- 1 PARK THIS SIDE OF TOWN FOR THE KIDS TO PLAY.
- 2 NO ANNAUAL TAX INCREASE MORE THAN 2%.
- 3 ALL WORKERS ON PROJECT TO BE LOCALLY SOURCED.
- 4 RENEWABLE ENERGY INCLUDED IN ALL OF THE RESIDENCES.
- 5 QUALITY OF LIFE NOT TO BE AFFECTED DEER, FOX & TURKEY SIGHTING IN BACK & WOODS, ALSO RARE BIRD SPECIES: BLUE BIRDS, PURPLE MARTIN, ROSE BREASTED GROSBEAKS & BALTIMORE ORIOLES, ETC.

THANK U FOR YOUR CONSIDERATION AND ATTENTION TO THIS MATTER

KEN & LYDIA DALE

Suzanne Upshall

██████████
 3151 River Street
 Alvinston ON
 519 898 5788
 February 14,2023

FEB 16 2023

Planning & Development
 Services Department

Planning & Development Services Dept.
 789 Broadway St. ,Box 3000
 Wyoming ON N0N 1T0

RE :Draft Plan of Subdivision
 Public meeting ,March 16,2023, Written submission

APPLICATION NO. 38T-22001

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

The intent of this communication is to voice strong objection to the Draft Plan of Subdivision APPLICATION NO. 38T-22001,outlined above, affecting the lands located to the east of Broadway Street and to the south of Lisgar Street,and to the development of Munroe Street to access the higher density subdivision.

My family owns the property on the southwest intersection of Munroe Street and River Street, where I have resided for 18 years.(Civic address of 3151 River Street ,Alvinston).During this time,Munroe Street has been a little-used ,single-laned dirt track.I have been responsible for the large easement along that dirt lane ,and I have invested considerable time,energy and money maintaining it-mowing,planting fruit trees,flowers,and herbs-thus augmenting the attractiveness and usefulness of the area.This easement is also where my driveway has been located since moving here.

The Draft Plan routes municipal utilities(water,sewer..) running through this easement very close to my home,as well as the widening of that dirt tract.This will result in the removal of my driveway,sacrifice all the plantings and lawn,jeopardize a grand,centuries-old maple tree that corners the lot,and result in a great deal of mess,stress,noise,disruption,and loss of safety during construction and once pedestrian and vehicular traffic greatly increases.

The property was chosen for it's affordability as well as for it's safe,quiet location.The Draft Plan and ensuing development would destroy those qualities.Increased property taxes will add undue pressure to financial burdens;established fruit trees,flowering shrubs,and other plantings will be destroyed;and the original driveway location may be entirely lost,without a suitable,available alternative.Egregiously,the constant disruption,traffic and noise will drastically reduce my enjoyment of my property and quality of life ,and alter the character of the place forever by transforming a quiet ,naturalized ,pretty spot into a barren,busy thoroughfare.Precisely the urbanization and commotion I moved to Alvinston to avoid.

Most significantly, the development of Munroe Street and proposed higher density subdivision would dramatically reduce the resale value and market appeal of this property. The loss in this investment would be financially devastating and unjust.

For all these reasons, I must reiterate my vehement objection to the Draft Plan of Subdivision APPLICATION NO. 38T-22001.

Thank you for your consideration.

[Handwritten signature]
