



## MUNICIPALITY OF BROOKE-ALVINSTON NOTICE OF PUBLIC MEETING

### CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Brooke-Alvinston will hold a Public Meeting on June 19, 2025, at 4:30 p.m. in the Municipal Council Chambers to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**THE PROPOSED ZONING BY-LAW AMENDMENT** would amend the Municipality of Brooke-Alvinston Comprehensive Zoning By-law 9 of 2013 by changing the zoning on lands located at 3146 Nauvoo Road from the “**Residential 1 (h) (R1-h)**” into several separate zones, as shown in Appendix 1, to accommodate a range and mix of housing options related to a proposed Plan of Subdivision (**38T-25002**).

The proposed “**Residential 1 (R1)**” zone is an existing zone that would permit lots intended for single detached dwellings. The proposed “**Residential 1 – Site Specific (R1-\*)**” zone would permit lots also intended for single detached dwellings but with minimum lot frontages of 13 m, minimum lot areas of 405 m<sup>2</sup>, and maximum lot coverages of 45%, whereas the standard R1 Zone requires 15m minimum lot frontages, 465 m<sup>2</sup> minimum lot areas, and 30% maximum lot coverage. The proposed “**Residential (R3)**” zone is the Municipality’s standard multiple dwelling zone and would permit a block intended to be developed for townhouse units. The proposed “**Residential 3 – Site Specific (R3-\*)**” zone would permit a number of blocks also intended for townhouse units but permitting a density of one unit per 200 m<sup>2</sup> of lot area, a maximum lot coverage of 55%, and minimum interior side yard setbacks of 1.2 metres, whereas the standard R3 Zone permits one unit per 280m<sup>2</sup> of lot area, maximum lot coverage of 40%, and 3 m minimum interior side yards. The proposed “**Open Space 1 (OS1)**” zone would apply to proposed stormwater management and servicing blocks.

**THE KEY MAP** shows more particularly the lands affected.

An application for draft approval of a Plan of Subdivision (file 38T-25002) has also been submitted with respect to the subject lands and is under consideration by the County of Lambton.

**ANY PERSON** may attend the public meeting and/or make written or oral representation either in support of or in opposition to the proposed Zoning By-law Amendment. If you wish to submit a written or make an oral presentation at the public hearing, please contact the Municipality of Brooke-Alvinston no later than 4:30 p.m. on June 18, 2025.

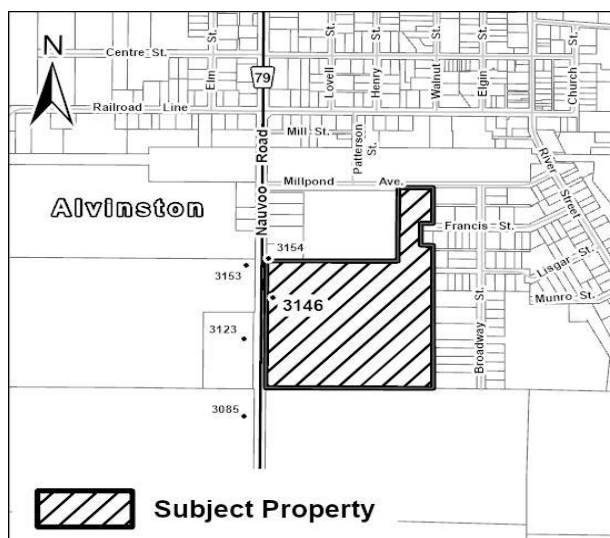
**WRITTEN SUBMISSIONS** in respect of the proposed Zoning By-law Amendment can be made to the Clerk of the Municipality of Brooke-Alvinston.

**IF A PERSON** or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Brooke-Alvinston before the Zoning By-law Amendment is passed the person or public body is not entitled to appeal the decision of the Municipality of Brooke-Alvinston to the Ontario Land Tribunal.

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Brooke-Alvinston before the Zoning By-law Amendment is passed they 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 proposed Zoning By-law Amendment being passed, you must make a written request to the Clerk of the Municipality of Brooke-Alvinston.

**THE PROPOSED AMENDMENT** will be available for public inspection during regular office hours at the Brooke-Alvinston Municipal Office, located at 3236 River Street in Alvinston and at the public meeting.



Janet Denkers  
Municipality of Brooke-Alvinston  
3236 River Street, Box 28  
Alvinston, ON N0N 1A0  
~  
Telephone: 519-898-2173  
Fax: 519-898-5653  
Email: [jdickers@brookealvinston.com](mailto:jdickers@brookealvinston.com)

Dated: \_\_\_\_May 15\_\_, 2025

