



Development Services Department
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**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**

MEETING LOCATION CORRECTION

APPLICATION NO. 38T-25002

Owner: Calvin Schouten
Location: CON 5 W PT LOT 19, municipally known as 3146 Nauvoo Road
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 one hundred nine (109) low density residential lots, twelve (12) townhouse blocks containing 56 units and one (1) medium block containing approximately 79 cluster townhouse units as well as four (4) blocks for servicing and stormwater infrastructure at CON 5 W PT LOT 19, 3146 Nauvoo Road, Brooke-Alvinston.

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 June 19, 2025 at 4:30 p.m.** for the purpose of a public meeting in Council Chambers of the Municipality of Brooke-Alvinston located at 3236 River Street, Alvinston, ON.

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 **Friday, June 5, 2025**. If you wish to speak at the meeting, please email Janet Denkers at jdengk@brookealvinston.com or contact at 519-898-2173 for instructions by **12:00 p.m. (noon) on Wednesday, June 18, 2025**.

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.

THE APPLICANT, A PUBLIC BODY OR A "SPECIFIED PERSON" 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 persons or public bodies are 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 persons or public bodies may not be added as parties 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.

AN APPLICATION for a Zoning By-law Amendment for this property has also been submitted to the Municipality of Brooke-Alvinston for consideration.

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 Development Services Department at 519-845-0801 ex. 5257. 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 dark ink, appearing to read "Will Nywening". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Will Nywening, Senior Planning Official
Development Services Department