



**TOWNSHIP OF SOUTHWOLD
NOTICE OF APPLICATIONS
FOR DRAFT APPROVAL OF PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
APPLICATION NO. 34T-SO1803
AND APPLICATION NO. ZBA 2018-17**

The Township of Southwold has received an application for draft plan of subdivision. The details of the proposed draft plan of subdivision are described below. The Township also received a Zoning By-law Amendment application for the subject property. We are advising you of these applications to invite public agency comments and the comments of neighbouring property owners.

OWNER John and Susan Pountney

DEVELOPER 1873828 Ontario Limited

AGENT Dillon Consulting Limited c/o Rick Dykstra

LOCATION West side of Talbotville Gore Road, municipally known as 10117 Talbotville Gore Road, Community of Talbotville.

The land is legally described as Part of Lot 40, Concession SE of N Branch of Talbot Road, Township of Southwold

PROPOSAL The subdivision submission proposes the following, as shown on the attached draft plan:

- 4.78 ha (11.81 ac.) in area for 58 residential lots for single detached dwellings
- 3.52 ha (8.7 ac.) in area for multi-family residential including a Hydro One easement of 2.0 ha (4.94 ac.) (Block 59)
- 1.43 ha (3.53 ac.) in area for Glengariff Drive, Streets 'A', 'B' and 'C'

The purpose of the Zoning By-law Amendment application is to: 1) rezone the proposed 58 residential lots from Settlement Reserve (SR) Zone to Site Specific Residential 1 (R1-xx) Zone to permit single detached dwellings with a reduced minimum exterior side yard from 6.0 m (19.69 ft.) to 3.5 m (11.48 ft.); and, 2) rezone the proposed multi-family residential block from Settlement Reserve (SR) Zone to Site Specific Residential 3 (R3-xx) to permit multi-family dwelling units with a reduced minimum lot frontage from 30.0 m (98.43 ft.) to 20.0 m (65.62 ft.) (Township of Southwold Zoning By-law). A locational map of the property, including the proposed subdivision layout is attached on the Key Map.

PUBLIC MEETING

The applications for Draft Plan of Subdivision and Zoning By-law Amendment will be presented at a public meeting. Attached is a notice inviting you to attend this meeting. The notice provides additional information pertaining to the applications.

APPLICATIONS

COMPLETE In accordance with Section 51(19.1) of the Planning Act, R.S.O. 1990, c.P13, as amended, the County of Elgin being the approval authority for draft plans of subdivision has deemed the application for draft plan of subdivision to be complete on October 26th, 2018 for the purposes of Sections 51(17) and 51(18) of the *Planning Act*.

In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c.P13, as amended, the Township of Southwold has deemed the application for Zoning Bylaw Amendment to be complete on November 6th, 2018 for the purposes of Section 34(10.1) and (10.2) of the *Planning Act*.

OFFICIAL PLAN

DESIGNATION The subject lands are Residential as shown on Schedule 'A-1' Talbotville Settlement Area in the Township of Southwold Official Plan.

OTHER

INFORMATION *If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Elgin in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval of the draft plan of subdivision, or if a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of Southwold before the by-law is passed, the person or public body is not entitled to appeal the decisions of the County of Elgin and the Township of Southwold to the Local Planning Appeal Tribunal.*

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Elgin in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, or if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Southwold before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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 with respect to the proposed plan of subdivision (File No. 34T-SO1803), you must submit a written request to the County of Elgin, Administrative Services, 450 Sunset Drive, St. Thomas, Ontario N5R 5V1 (fax 519-633-7661). Written comments with respect to the proposed draft plan of subdivision and rezoning may also be submitted to the Township of Southwold, 35663 Fingal Line, Fingal, Ontario, N0L 1K0 (fax 519-769-2837).

Additional information regarding the proposed plan of subdivision and rezoning are available for public inspection by contacting Heather James, Planner for the Township of Southwold at 519-769-2010 or by email at hjames@westelgin.net.

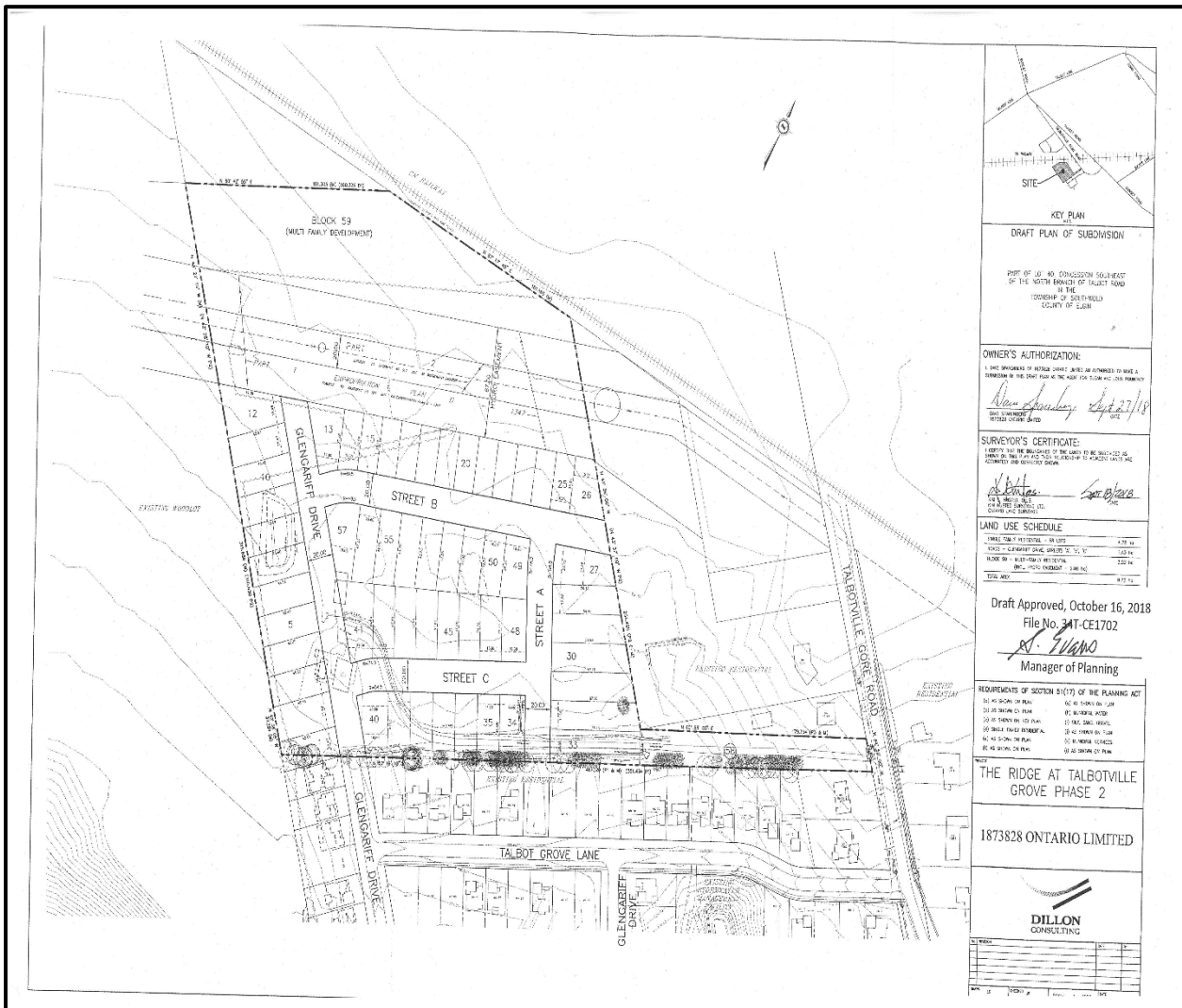
If you are aware of any persons affected by these applications who have not received a copy of this notice it would be appreciated if you would so advise them.

DATED at the Township of Southwold, this 19th day of December, 2018.

Heather James, Planning Department
Township of Southwold
35663 Fingal Line
Fingal, Ontario N0L 1K0
Phone: (519) 769-2010
Email: planning@southwold.ca

Steve Evans, Manager of Planning
County of Elgin, Administrative Services
450 Sunset Drive
St. Thomas ON N5R 5V1
Phone: (519) 631-1460 Ext. 126
Fax: (519) 633-7661
Email: sevans@elgin.ca

KEY MAP



KEY PLAN
DRAFT PLAN OF SUBMISSION

PART OF LOT 40 CONVEYED SOUTH EAST OF THE NORTH BRANCH OF TALBOT ROAD IN THE TOWNSHIP OF SOUTH-BOLD COUNTY OF ELMHURST

OWNER'S AUTHORIZATION:
I, the undersigned, being the owner of the above described lands, do hereby authorize the undersigned to execute and file this plan of subdivision and to do all things necessary to carry out the purposes of this plan.
Alan Spangley Sept 27/18
OWNER

SURVEYOR'S CERTIFICATE:
I, the undersigned, being a duly qualified and licensed surveyor in the Province of Ontario, do hereby certify that this plan of subdivision was prepared by me or under my direct supervision and that I am a duly qualified and licensed surveyor in the Province of Ontario.
[Signature] *[Signature]*
SURVEYOR

LAND USE SCHEDULE

STREET FRONT SETBACK - MIN. DIST.	1.00 M.
STREET FRONT SETBACK - MAX. DIST.	1.00 M.
STREET FRONT SETBACK - MIN. DIST.	1.00 M.
STREET FRONT SETBACK - MAX. DIST.	1.00 M.
STREET FRONT SETBACK - MIN. DIST.	1.00 M.
STREET FRONT SETBACK - MAX. DIST.	1.00 M.
STREET FRONT SETBACK - MIN. DIST.	1.00 M.
STREET FRONT SETBACK - MAX. DIST.	1.00 M.

Draft Approved, October 16, 2018
File No. 34T-CE1702
[Signature]
Manager of Planning

REQUIREMENTS OF SECTION 54(7) OF THE PLANNING ACT

(1) TO BE OPEN TO PUBLIC	(2) TO BE OPEN TO PUBLIC
(3) TO BE OPEN TO PUBLIC	(4) TO BE OPEN TO PUBLIC
(5) TO BE OPEN TO PUBLIC	(6) TO BE OPEN TO PUBLIC
(7) TO BE OPEN TO PUBLIC	(8) TO BE OPEN TO PUBLIC
(9) TO BE OPEN TO PUBLIC	(10) TO BE OPEN TO PUBLIC
(11) TO BE OPEN TO PUBLIC	(12) TO BE OPEN TO PUBLIC
(13) TO BE OPEN TO PUBLIC	(14) TO BE OPEN TO PUBLIC
(15) TO BE OPEN TO PUBLIC	(16) TO BE OPEN TO PUBLIC
(17) TO BE OPEN TO PUBLIC	(18) TO BE OPEN TO PUBLIC
(19) TO BE OPEN TO PUBLIC	(20) TO BE OPEN TO PUBLIC

THE RIDGE AT TALBOTVILLE GROVE PHASE 2
1873828 ONTARIO LIMITED

DILLON CONSULTING