

# Notice of Acknowledgement of a Complete Application Notice of Application for Approval of a Plan of Subdivision

## Application:

**Take Notice** that the Corporation of the United Counties of Prescott and Russell has received a complete application for a proposal for a Plan of Subdivision, under Section 51 of the Planning Act, R.S.O. 1990, as amended.

## Public meeting:

**Take Notice** that the Corporation of the Town of Hawkesbury held a virtual public meeting on **Monday, March 28, 2022, at 6:00 p.m.** to consider the proposed plan of subdivision (**File No. SUB-07-2021**), pursuant to Section 51 of the Planning Act, R.S.O. 1990, as amended.

## How to view in the virtual public meeting:

In accordance with Public Health guidelines, this meeting was held virtually to comply with current health regulations. The meeting can be viewed on the Town's YouTube channel at the following link: [https://www.youtube.com/watch?v=fnM5my3R\\_y8](https://www.youtube.com/watch?v=fnM5my3R_y8)

## To provide comments:

Individuals wishing to make written comments are required to do so at the following email address: [Planning@prescott-russell.on.ca](mailto:Planning@prescott-russell.on.ca) or at the mailing address below. Comments are to be submitted, no later than **April 13, 2022**.

## Project Proposal:

**The proposed plan of subdivision** has been submitted by GD Holdings Ltd and is intended to create a new plan of subdivision which will increase the density of the current 46M-91 plan of subdivision. The proposed plan of subdivision is expected to include a total of 127 residential dwelling units developed with full municipal services. The proposal consists of the creation of thirty-nine lots and blocks that will be developed with a mix of single-family homes, semi-detached homes, townhouses, apartments, a municipal services block and two new streets. Access to the new lots would be from Spence Avenue, Steven Street and Sidney Street. The subject lands are identified as an "Urban Policy Area" on the United Counties' Official Plan and as a "Residential Policy Area" on the City's Official Plan, which allows for new residential development. A zoning by-law amendment will be required at a later date to permit the townhouses and apartment units uses.

**The Draft Plan of Subdivision** is proposed in the whole of registered Plan 46M-91, in the Town of Hawkesbury, County of Prescott, as shown on the Key Map below.

## List of documents submitted with the application:

1. United Counties of Prescott and Russell Application Form
2. Draft Plan of Subdivision, prepared by Schultz Barrette Surveying and dated December 16, 2021
3. Planning Justification Report, prepared by Zander Plan and dated December 16, 2021
4. Preliminary Site Servicing Brief & Stormwater Management Report, prepared by Lascelles Engineering & Associates and Dated December 2021
5. Preliminary Geotechnical Investigation, prepared by Lascelles Engineering & Associates and Dated December 2021
6. Civil Plans, prepared by Lascelles Engineering & Associates and Dated December 15, 2021

## Additional information:

You may call the Planning Department of the United Counties or send an email if you require additional information concerning this request. Contact information is listed below.

## Appeals:

**If a person** or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the United Counties of Prescott and Russell 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 Corporation of the United Counties of Prescott and Russell to the Ontario Land Tribunal (OLT).

**If a person** or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the United Counties of Prescott and Russell 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.

**Notification of the decision:**

**If you wish to be notified** of the decision of the United Counties of Prescott and Russell in respect of the proposed plan of subdivision, you must make a written request to the address below.

**Personal Information Collection Notice:**

Personal information collected as a result of this public process is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) emails, opinions and comments collected will become part of the public record and made available for public disclosure to members of the public, at a meeting if one is held, through requests, and through the website of the Corporation of the United Counties of Prescott and Russell. Questions regarding the collection, use and disclosure of this personal information may be directed to the address below.

**Contact information:**

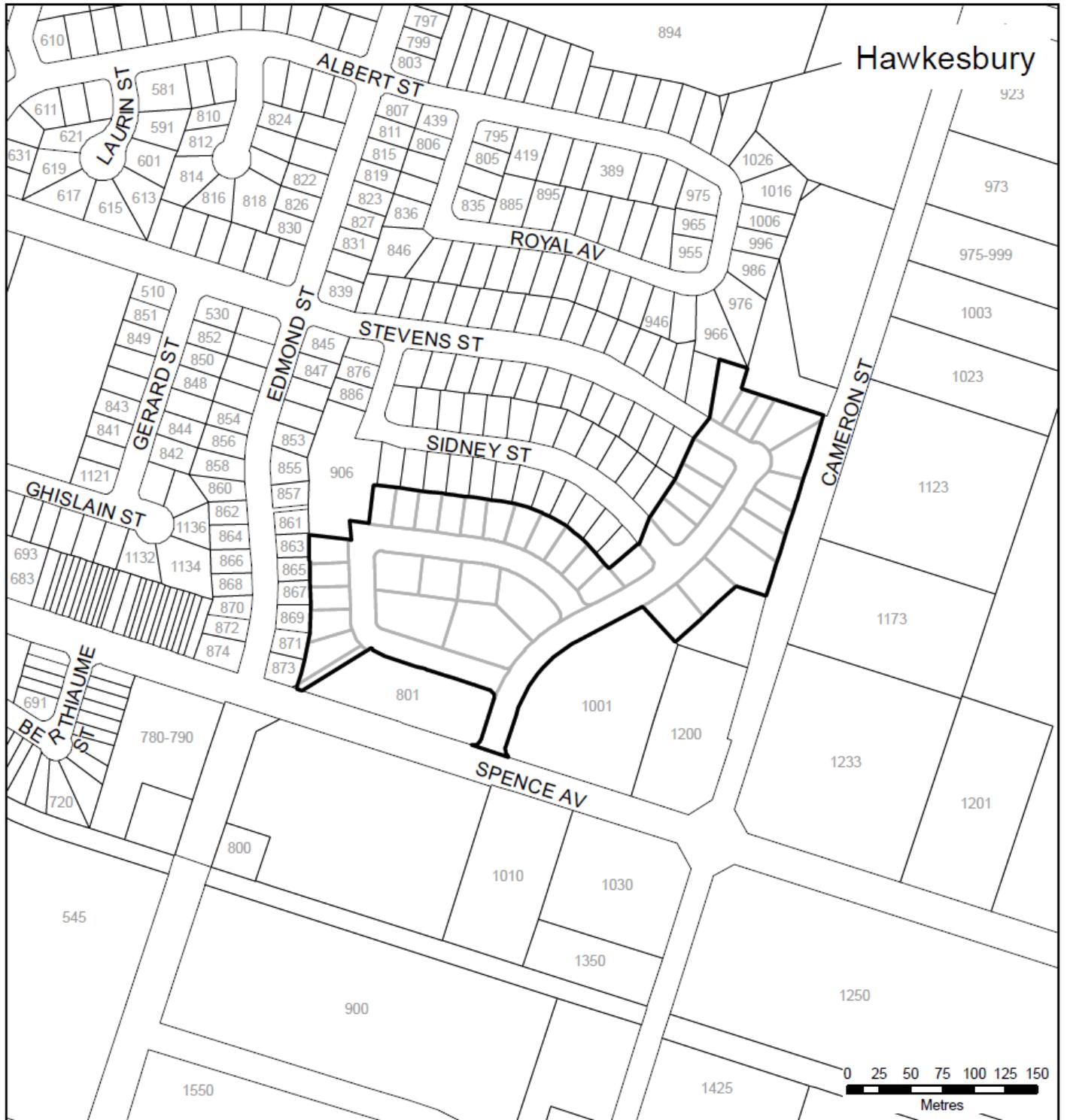
**Planning and Forestry Department  
United Counties of Prescott and Russell  
59 Court Street, P.O. Box 304  
L'Orignal, Ontario, K0B 1K0  
Email: [Planning@prescott-russell.on.ca](mailto:Planning@prescott-russell.on.ca)  
Tel: (613) 675-4661**

**Dated March 30, 2022**

**View Map on the next page.**

Layout of the Draft Plan of Subdivision

Planning and Forestry Department  
Draft Plan of Subdivision  
SUB-007-2021



Legend

-  Subject Land
-  Proposed Lot



Date: 2022-02-15