

NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING CONCERNING APPLICATIONS FOR PLAN OF SUBDIVISION

SDG File 01-SD-S-2023
Owner: Swank Construction Ltd.



TAKE NOTICE that the Council of the Corporation of the Municipality of South Dundas hereby gives Public Notice of the receipt of an Application for Plan of Subdivision in accordance with Subsection 51(20) of the *Planning Act* and Ontario Regulation 544/06. The Municipality of South Dundas will hold a public meeting on **September 11, 2023, 6:00 PM**. The meeting is being held on behalf of the United Counties of Stormont, Dundas and Glengarry, which is the approval authority for the subdivision application.

LANDS AFFECTED: The proposed subdivision is located on the south side of Rotterdam Way, and is located in Block 31, Plan 8M14 (former Township of Williamsburg).

PROPOSED DEVELOPMENT: The applicant intends to develop the subject parcel of approximately 12.6 acres, with a residential subdivision consisting of two (2) cul-de-sacs and eight (8) residential townhouse blocks for a total of thirty-two (32) units. A portion of the block to the south will remain untouched. Each of the proposed blocks will be on municipal services.



If a property contains seven or more residential units, the owner is required to post this notice at a location that is visible to all of the residents.

ANY PERSON may join the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the United Counties of Stormont, Dundas and Glengarry 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 United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal (formerly Local Planning Appeals Tribunal). Please note that only utility and rail companies are included as “specified persons” as defined in the Planning Act, and other property owners are not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the United Counties of Stormont, Dundas, and Glengarry 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. Please note that only utility and rail companies are included as “specified persons” as defined in the Planning Act, and other property owners are not entitled to appeal the decision.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed Plan of Subdivision you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Megan Benoit, Planning Technician (mboenit@sdgcounties.ca).

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision is available by contacting the Municipal Planning Consultant via email at planner@southdundas.com.

**DATED AT THE MUNICIPALITY OF SOUTH
DUNDAS THIS 21st DAY OF AUGUST 2023.**

Planning Department
Municipality of South Dundas
34 Ottawa St., P.O. Box 740
Morrisburg, ON, K0C 1X0
613-543-2673

Draft Plan of Subdivision

