

**TAKE NOTICE THAT** PURSUANT TO THE *PLANNING ACT, R.S.O. 1990, C. P. 13*, THE CORPORATION OF NORFOLK COUNTY RECEIVED AN APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT ON NOVEMBER 12, 2020 AND DEEMED SAID APPLICATION TO BE COMPLETE ON DECEMBER 1, 2020.

**IN ADDITION, TAKE NOTICE THAT** PURSUANT TO THE *PLANNING ACT, R.S.O. 1990, C. P. 13*, A PUBLIC MEETING CONSIDERING AN DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT WILL BE HELD BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY TO PROVIDE INFORMATION AND RECEIVE COMMENTS FROM THE PUBLIC ON:

<b>Date</b>	<b>MARCH 2, 2021</b>	<b>Time</b>	<b>3:00 P.M.</b>
<b>Place</b>	Virtual Public Meeting-meeting linkages will be provided via Clerks Department*		
<b>File Number</b>	28TPL2020212 / ZNPL2020213	<b>Related File Number</b>	
	Part Lot 4, Concession 11, Rural Area of		
<b>Location</b>	Charlottetown, Norfolk County	<b>Roll Number</b>	3310493010073000000
<b>Civic</b>	Lynedoch Road		
<b>Applicant</b>	DAVID HOLMES 1129 HIGHWAY #3 DELHI, ON N4B 2W6		
<b>Agent</b>	CIVIC PLANNING SOLUTIONS DAVID ROE 599 LARCH STREET DELHI, ON N4B 3A7		

**PURPOSE AND EFFECT OF PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

An application has been received to permit a Draft Plan of Subdivision of 17 individual residential units with a site-specific Zoning By-Law amendment to approve reduced lot size. In addition, the application includes a request for the removal of an existing 'Holding' provision from the subject land.

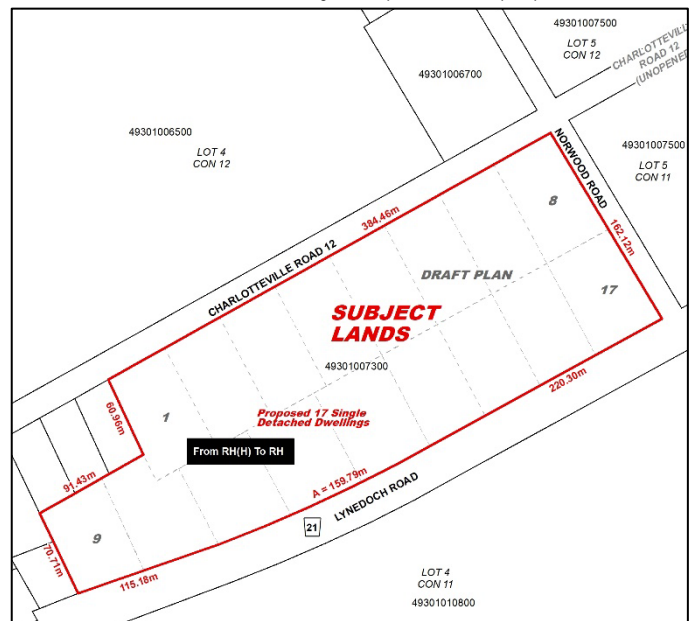
\*Due to the on-going health concerns in relation to COVID-19. Public Hearings will be held virtually using an on-line linkage. Proponents, applicants and members of the public will have the opportunity to participate either with linkages to the on-line portal or via telephone. On-line access and telephone access will be provided via the Clerks Department; please see attached protocols for electronic participation. If you are unable to make written submissions or would prefer to make an oral statement during the statutory public meeting please email [clerks@norfolkcounty.ca](mailto:clerks@norfolkcounty.ca) prior to noon on the day before the meeting to register. You will be provided further instructions on how you will connect during the virtual meeting

**NOTICE INTENT AND ADDITIONAL INFORMATION**

This notice is intended to make you aware of the proposed application and to invite your comments and questions. Additional information regarding the proposed Draft Plan of Subdivision and Zoning By-Law Amendment is available to the public for inspection. Please contact the Planner to request the relevant information. 519.426.5870 ext 1828 or by emailing mohammad.alam@norfolkcounty.ca. The Planning Report regarding the proposed Draft Plan of Subdivision and Zoning By-Law Amendment is available online the Friday prior to the above noted public meeting by following the path and selecting Agendas, Public Meeting and select the date of the meeting: <https://norfolk.civicweb.net/Documents/DocumentList.aspx?ID=0>. Accessible formats and communications supports are available upon request, please notify the Planner in advance of the hearing.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Norfolk County 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 Norfolk County to the Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Norfolk County 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 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 Norfolk County in respect of the proposed plan of subdivision, you must make a written request to the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3. Written submissions will become part of the public record. If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County before the By-Law is passed, the person or public body is not entitled to appeal the decision of Norfolk County 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 Norfolk County 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 Norfolk County in respect to the proposed zoning By-Law amendment, you must make a written request to the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3. Written submissions will become part of the public record.

**LOCATION OF SUBJECT LANDS  
AFFECTED BY APPLICATION NUMBER  
28TPL2020212 AND ZNPL2020213**





NOTICE OF  
**VIRTUAL PUBLIC MEETING AND  
COMPLETE APPLICATION**

## **PUBLIC INPUT GUIDE**

This guide contains important information for interested parties regarding the notification and public input process for Draft Plan of Subdivision and Zoning By-Law Amendment applications.

1. In order to gain input from surrounding property owners and others regarding a proposed Draft Plan of Subdivision and Zoning By-Law Amendment, a notification sign is posted on the property soon after the application is submitted. Members of the public may contact the Planning Department for further information regarding the proposal.
2. Prior to Council dealing with the application, a Notice of Complete Application and a Notice of Public Meeting is forwarded to the following:
  - i) The applicant (and agent, if any),
  - ii) Assessed owners of the subject lands,
  - iii) Assessed owners within 120 metres (400 feet) of the subject lands,
  - iv) Other persons who have submitted a written request for notice or who have individually provided their name and address to the Planning Department in response to the Public Notification Sign,
  - v) A variety of agencies as set out in the regulations.
3. In the case of a petition, only the author of the petition is notified of the Public Meeting, over and above those normally notified as set out in Item 2. above.
4. Persons receiving a Notice of Public Meeting are not obligated to submit written comments or attend the Public Meeting. Parties who wish to submit written comments should do so as early as possible prior to the Public Meeting so that it can be included with the Council Agenda for perusal by Council in advance of the Public Meeting. Any submissions may be used by or disclosed to any person or public body in accordance with the provisions of the Municipal Freedom of Information Protection of Privacy Act.
5. A copy of the Staff Planning Report will be available to interested parties through a written request to the Clerk. The report is generally available to the Clerk for forwarding the Friday before the Public Meeting date. The Staff Planning Report is also available the Friday before the Public Meeting at <http://www.norfolkcounty.ca/> and selecting the public meeting date.
6. Due to the on-going COVID-19 Pandemic, Norfolk County Public Meetings will be held virtually, with access available via internet and telephone participation. Usually a number of different development applications are scheduled on a single Public Meeting Agenda, so the specific time of commencement of a particular application will depend upon the meeting progress.
7. Interested parties may participate in the Public Meeting by making comments and asking questions of Council, Applicant, Agent or Staff.
8. In the event that the Plan of Subdivision or Condominium or Exemption application is approved, Conditions for the Draft Plan of Subdivision/Condominium are subsequently enacted by Norfolk County Council. The Planning Department will notify the following of the approval of the Conditions for the Draft Plan of Subdivision/Condominium. In the event that the By-Law Amendment application is passed an amending By-Law is subsequently enacted by Norfolk County Council. The Planning Department will notify the following of the passing of the amending By-Law.
  - i) All parties who received the Notice of Public Meeting,
  - ii) Any additional parties who have given the Clerk a written request for the Notice of Decision,
  - iii) A variety of agencies as set out in the regulations.
9. Any party may, within twenty days from the day of giving of the Notice of Decision, appeal to the Local Planning Appeal Tribunal by forwarding an Appellant Form to the **Clerk**, setting out objections with reasons together with a fee prescribed by the Local Planning Appeal Tribunal Act. The required Appellant Forms are available on the Local Planning Appeal Tribunal website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) or planners can provide assistance.
10. If no appeal is submitted, the By-Law / Conditions for the Draft Plan of Subdivision/Condominium comes into force after the 20-day appeal period has passed.
11. The Local Planning Appeal Tribunal will hold a hearing regarding an appeal and any party who has filed an Appellant Form with the **Clerk** will be notified of the date, time and place of the Local Planning Appeal Tribunal hearing.
12. If you wish to be notified of the decision of Norfolk County in respect to the proposed zoning By-Law amendment, you must make a written request to the **Clerk**. If you wish to be notified of the decision of Norfolk County in respect of the proposed plan of subdivision, you must make a written request to the **Clerk**.
13. If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County before the Draft Plan of Subdivision and Zoning By-Law Amendment is Approved and Passed or refused, the person or public body is not entitled to appeal the decision of Norfolk County to the Local Planning Appeal Tribunal.
14. If a person or public body does not make oral submissions at a public meeting or make written submissions to Norfolk County before the proposed Draft Plan of Subdivision and Zoning By-Law Amendment is Approved and Passed or refused, 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 add the person or public body as a party.
15. The Planning Act provides for appeals to be filed by "persons". Any groups or associations, such as residents or ratepayers groups which do not have incorporated status, may not be considered "persons" for purposes of the Act; groups wishing to appeal this decision do so in the name or names of individual group members, and not in the name of the group.
16. New information or material shall not be permitted into evidence on an appeal, unless the Local Planning Appeal Tribunal determines that it could have materially affected Council's decision, in which case Council will be given the opportunity to reconsider their decision in light of the new information before it may be admitted.

### **TO RECEIVE FURTHER INFORMATION OR TO PROVIDE WRITTEN COMMENTS REGARDING THIS PROPOSAL CONTACT:**

Mohammad Alam, MPL, MUD, RPP, MCIP, Senior Planner, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6, 519.426.5870 ext 1828

### **TO RECEIVE THE PLANNING REPORT, NOTICE OF DECISION OR TO MAKE AN APPEAL PROVIDE A WRITTEN REQUEST TO:**

Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3, 519.426.5870 ext. 1228