



NOTICE OF COMPLETE APPLICATION & CONSULTATION
(Clause 51 (19.4) & 51(23) of the *Planning Act*)

TO: PRESCRIBED PERSONS / PUBLIC BODIES / INTERESTED PARTIES
File No.: 09-T-17003, Derry Side Road Subdivision **MAJOR REVISION**
Subject Land: Part Lot 20 Concession 4, Beckwith
Municipality: Township of Beckwith
Agent: Tracy Zander, ZanderPlan
Owner(s): **Stephen Harold Smith and Alexa Heidi Smith**

TAKE NOTICE: An application for approval of a plan of subdivision has been submitted to Lanark County, the subdivision approval authority, in accordance with Section 51 of the *Planning Act*, as amended, and Ontario Regulation 544/06 as amended. The application affects a 4.3 ha parcel of land located at Part Lot 20, Concession 4, Township of Beckwith.

TAKE NOTICE: The Major Revision application was deemed to be complete by Lanark County on August 26, 2021, as to the prescribed information and material to be provided under subsection 51(17) and (18) of the *Planning Act*; and the information and material provided is available to the public at the location identified below.

CONSULTATION: Pursuant to Section 51(23) of the *Planning Act*, the approval authority may confer with the persons or public bodies that the approval authority considers may have an interest in the approval of the proposed subdivision. A copy of the amended application, draft plan and Planning Letter submitted is attached for your review. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before **October 4, 2021**.

DESCRIPTION: The subject property is designated as Rural in the Sustainable Communities Official Plan of Lanark County, Rural Lands in the Official Plan of the Township of Beckwith and Rural in the Zoning By-law for the Township of Beckwith.

The subject site is located at the south-west corner of Derry Side Road and Ferguson Road. The lands are located within a Rural Area. The landholding has an area of 45.6 ha, the site proposed to be subdivided an area of 4.3 ha in size. The draft plan of subdivision consists of nine (9) lots for single family residential units. Eight of the lots will have frontage and proposed access onto Derry Side Road / County Road 17. The ninth lot is located on the corner of Derry Side Road and Ferguson Road and will have driveway access to Ferguson Road, which is a local municipal road.

NOTES REGARDING YOUR RIGHTS

- 1/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark 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 Lanark County to the Ontario Land Tribunal.
- 2/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark 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 any appeal before the Ontario Land Tribunal, in the opinion of the Tribunal, there are reasonable grounds to do so.
- 3/ If you wish to be notified of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to the Lanark County via mail or e-mail to the contact below, indicating the County file number **09-T-17003**.

ADDITIONAL INFORMATION: Additional information regarding the proposed plan of subdivision, can be circulated via mail or e-mail upon request to the undersigned. Additional information is available on the Lanark County website www.lanarkcounty.ca or by contacting the County Planner as provided below.

Dated in Tay Valley Township, this 1st day of September, 2021.



Julie Stewart, County Planner
County of Lanark
99 Christie Lake Road
Perth, ON K7H 3C6
613-267-4200, ext. 1520
Fax: 613-267-2964
plan@lanarkcounty.ca