

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



SOUTH DUNDAS

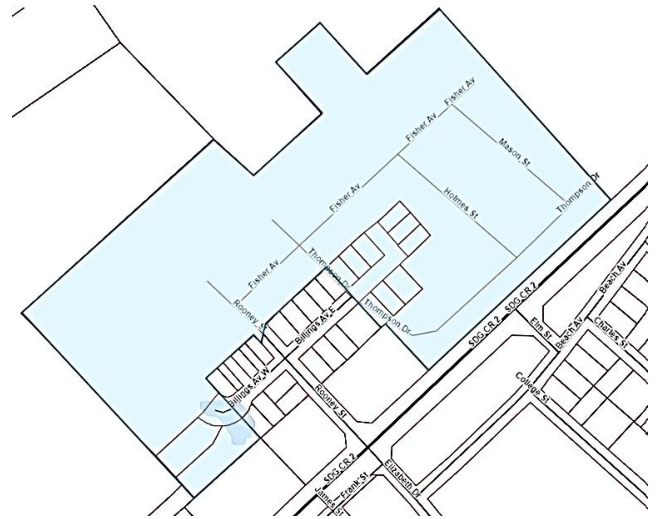
**SDG File 02-SD-S-2023**  
Owner: Stephen Merkley Drywall Ltd.  
Applicant: Valecraft Homes (2019) Ltd.



**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 **February 14, 2024, 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 north of County Road 2 at Rooney Street, PT LT 1-2 PL 50; LT 6-14 PL 100; PT LT 20 PL 100; LT 4-5 PL 111, Former Geographic Township of Iroquois

**PROPOSED DEVELOPMENT:** The applicant intends to develop the subject parcel of approximately 13.77 hectares, with a total of 299 dwelling units. The unit mix consists of 58 single detached dwellings, 24 semi-detached dwellings, 105 row dwelling units, and approximately 112 apartment dwelling units, a park block and 2 stormwater management ponds. The following reports were submitted as requirements of the complete Subdivision Application No. 02-SD-S-2023: Draft Plan, Phase I Environmental Site Assessment, Planning Rationale, Transportation Impact Assessment, Concept Servicing Report and Stormwater Management Report.



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 (mbenoit@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](mailto:planner@southdundas.com)

**DATED AT THE MUNICIPALITY OF SOUTH  
DUNDAS THIS 24<sup>th</sup> DAY OF JANUARY 2024.**

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

# Draft Plan of Subdivision

