



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-21004, Gardiner's Grove Subdivision
Subject Land: Part of Lot 7 and Part of the Northeast and Southwest Halves Lot 8 and Part of the Southwest Half Lot 9, Concession 9, Township of Beckwith, County of Lanark
Municipality: Township of Beckwith
Agent: McIntosh Perry
Owner(s): Gardiner's Grove Inc.

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 parcel of land comprising an approximate area of 83.4 ha as described above. These lands are currently vacant and are bounded by existing residential lots to the west, the Tenth Line Road to the north, an existing lot and the Ninth Line Road to the south and a draft approved plan of subdivision, known as the Powell Subdivision, County of Lanark File No. 09-T-14001, to the east,

TAKE NOTICE: The application was deemed to be complete by Lanark County on August 13, 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 as 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 application, draft plan and Planning Report is attached for your review. Please submit your comments by regular mail, facsimile transmission or e-mail, on or before September 15, 2021.

DESCRIPTION: The subject property is designated as Rural Area and Floodplain, in the Sustainable Communities Official Plan of Lanark County, and Rural Lands and Wetlands in the Township of Beckwith, Official Plan. The subject lands are currently zoned as Rural (RU) and Wetland (W) in the Township of Beckwith Zoning By-law No. 91-14.

The proposed draft plan proposal includes 120 lots for single detached residential dwelling units (Lots 1-120), one (1) Block (Block 121) for a lot addition to an existing residential lot with frontage on the Ninth Line Road, one (1) Block (Block 122) for a common access to Mississippi Lake, Six (6) Blocks (Blocks 123 to 128) as 0.3m reserves, and four (4) new internal streets which will access onto the Tenth Line Road and the Ninth Line Road.

NOTES REGARDING YOUR RIGHTS

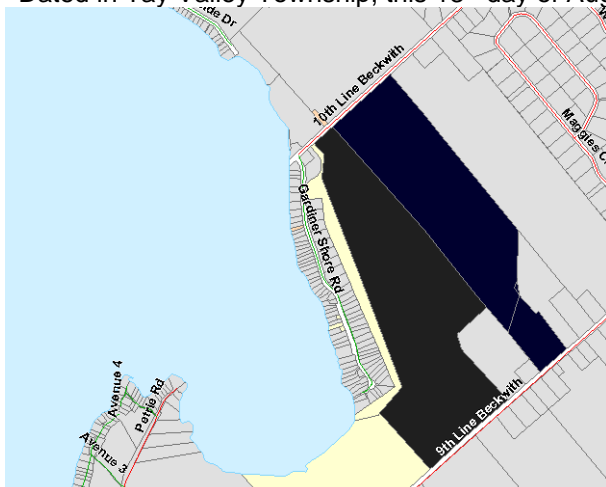
1/ If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to Lanark County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or 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-21004**.

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 13th day of August, 2021.



Julie Stewart, MCIP, RPP 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