

September 21, 2020

VIA EMAIL ONLY

Town of Essex
Attention: Mr. Robert Auger
33 Talbot Street South
Essex, ON
N8M 1A8

Dear Mr. Auger:

Subject: Request to Hold a Public Meeting- Proposed Plan of Subdivision
Location: Part Lot 12, 2nd Range of Gore Concession
Applicant: 1552843 Ontario Ltd. (Noah Homes)
County of Essex File No.: 37-T-20004 Parkland Estates Subdivision

Pursuant to Subsection 51(21) of the Planning Act the County of Essex requests the Town of Essex to give notice and hold a public meeting concerning the attached proposed draft plan of subdivision, County of Essex File No. 37-T-20004.

It is also requested that you give Public Notice of the Application in accordance with Subsection 51(20) of the Planning Act and Subsection 4 of Ontario Regulation 544/06 as amended by Regulation 298/19. As noted in Subsection 51(20) the approval authority for plans of subdivision is required to give notice of the receipt of an application at least 14 days prior to making a decision. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the public meeting shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The notice of a public meeting shall:

- (i) indicate the date, time and location of the public meeting;
- (ii) include a description of the proposed plan of subdivision;
- (iii) include a description of the subject land or a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of subdivision will be available to the public for inspection;

(v) if applicable, a request that the notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents;

(vi) include the following statements:

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Essex 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 County of Essex 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 the County of Essex 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.

(vii) include the following statement:

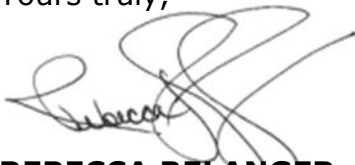
For more information about this matter, contact the Manager, Planning Services, County of Essex, 360 Fairview Avenue West, Essex, ON, N8M1Y6, indicating the County of Essex file number.

The public meeting shall be held no sooner than 14 days after the requirements for the giving of notice of the public meeting have been met.

Within 15 days of the public meeting, the municipality or planning board must submit the information in Subsection 6 of Ontario Regulation 544/06 to the Manager, Planning Services, County of Essex.

Thank you for your assistance in this matter.

Yours truly,



REBECCA BELANGER, MCIP, RPP
Manager, Planning Services

c.c. Rita Jabbour, Town of Essex