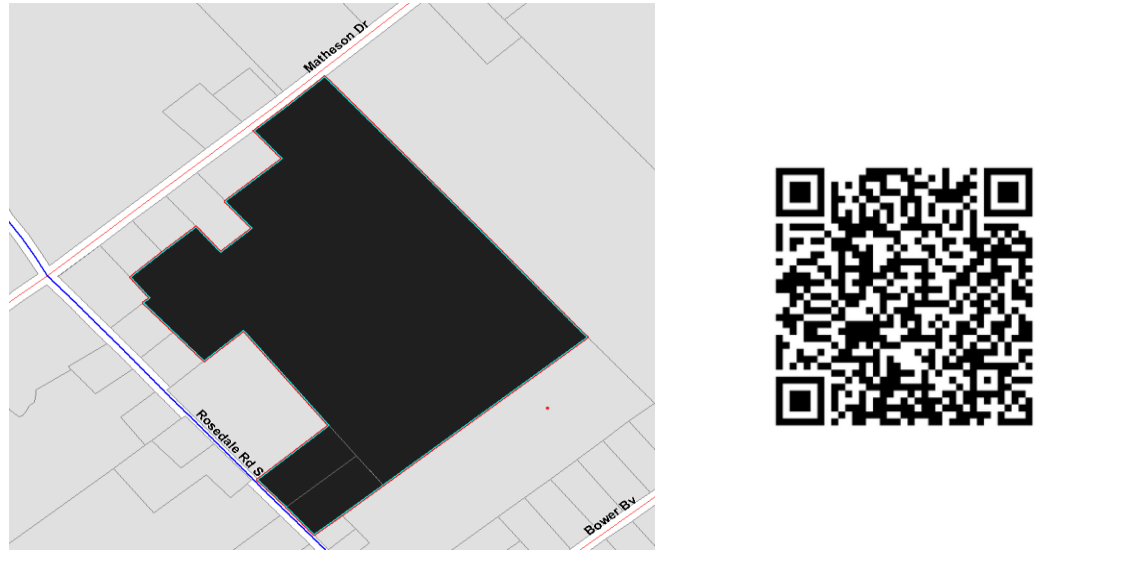


**TAKE NOTICE:** Lanark County, the Approval Authority for Draft Plan of Subdivisions, has received an application from Smart Homes Ottawa Ltd., County File No. 09-T-24001, proposing the subdivision of land described as Part of Lot 20, Concession 3, in the Township of Montague, County of Lanark.

<p><b>Key Map &amp; Project Information</b></p>	
<b>Application Type:</b>	Proposed Residential Subdivision
<b>County File No.:</b>	09-T-24001
<b>Subdivision Name</b>	Matheson & Rosedale Subdivision
<b>Property Location:</b>	Part of Lot 20, Concession 3
<b>Municipality:</b>	Township of Montague
<b>Official Plan Designations:</b>	Lanark County: Rural Township of Montague: Settlement Area
<b>Concurrent Applications:</b>	Zoning By-law Amendment (Montague) File No. ZB25-001
<b>Agent:</b>	EFI Engineering Ltd.
<b>Owner:</b>	Smart Homes Ottawa Inc.

**PROPOSAL:** The subject property lands are currently vacant. The proposed draft plan of subdivision includes 41 single-detached residential homes, three (3) blocks for Green Space, one (1) block for Stormwater Management Pond, two (2) blocks for internal streets, and one (1) block for a potential future road network connection to the South of the plan.

**CONSULTATION:** Pursuant to Section 51 (19.4) and 51(23) of the *Planning Act*, the approval authority shall give notice to the public and the prescribed parties and may confer with the persons or public bodies that may have an interest in the application. To facilitate consultation a copy of the notice of application, Draft Plan of Subdivision, Planning Report and other supporting studies can be accessed at <https://tinyurl.com/4962btbc>.

**We value your feedback. Please submit your comments by regular mail or e-mail on or before April 11, 2025 at the address indicated below.**

**YOUR RIGHTS TO PARTICIPATE & RECEIVE FUTURE NOTICE**

- 1. If you wish to be notified of updates to the application as the review progresses or of the decision of Lanark County in respect of this proposed plan of subdivision, you must make a written request to Lanark County by mailing or emailing the planner at the address indicated below, indicating County File No. 09-T-24001.**
- If a person or public body would otherwise have the ability to appeal the decision of Lanark County but does not make oral submissions at a public meeting, if one is held at the area municipality, 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 to the Ontario Land 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 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.

**ADDITIONAL INFORMATION:** Additional information regarding the proposed plan of subdivision is available on our website: <https://tinyurl.com/4962btbc> or by can be requested by contacting the planner as indicated below.

Koren Lam, Senior Planner  
 Lanark County  
 Mailing Address: 99 Christie Lake Road in Perth, ON K7H 3C6  
 Email: [klam@lanarkcounty.ca](mailto:klam@lanarkcounty.ca)

Dated in the Town of Perth, this 10<sup>th</sup> day of February, 2025