



TOWNSHIP OF DRUMMOND/NORTH ELMSLEY
Notice of Complete Application/Intent
to Lift Holding Symbol

1394706 Ontario Inc
Lots 22-42, Plan 27M107
Lot 7, Concession 1, Drummond

File No. ZA-26-05

TAKE NOTICE that a Committee of the Whole meeting will be held on Tuesday, May 12, 2026, at 3:00 p.m. to consider the removal of a Holding (H) symbol from By-law 2012-060, Comprehensive Zoning By-law, in accordance with the *Planning Act*, R.S.O. 1990, Chapter P.13.

THE PURPOSE AND EFFECT is to amend the Township of Drummond/North Elmsley Comprehensive Zoning By-law 2012-060 to remove the Holding (h) provision identified on Schedule 'A1' of the By-law, to permit residential development on the lands described as Lots 22–42, Plan 27M-107, located within Phase 2 of the Burns Farm Subdivision. The removal of the Holding (h) symbol will permit the development of Phase 2 of the subdivision. Upon removal of the Holding provision, the lands will be zoned Residential Exception 15 (R-15).

EXPLANATORY NOTE: On February 11, 2025, Township Council passed By-law No. 2025-003, a Zoning By-law Amendment to rezone a portion of the subject lands. The amendment rezoned 26 residential lots from Rural to Residential Exception 15 – Holding (R-15-h), and an additional 26 lots from Rural to Residential Exception 15 (R-15), to facilitate the phased development of a 52-lot subdivision. By-law No. 2025-003 stipulates that the Holding (h) provision shall remain in place until the performance review outlined in the Hydrogeological Study is completed to the satisfaction of the Township.

The Applicant has since undertaken ongoing hydrogeological investigations to assess and monitor site conditions and has submitted a Supplemental Hydrogeological Study. This study recommends an alternative development approach that would allow development to proceed within Phase 2. The Supplemental Hydrogeological Study has been peer reviewed on behalf of the Township. Based on the findings of the Supplemental Hydrogeological Study and its peer review, the Applicant has indicated that the intent of the Holding (h) provision has been satisfied and has therefore requested its removal.

TAKE NOTICE that if you wish to receive a copy of the amending by-law or the refusal to the request, you must make a written request to the Planner, noted below. Pursuant to the provisions of the *Planning Act*, this is not a public meeting and rights of appeal are limited to the applicant. Notice has been given in accordance with the *Planning Act* to those individuals within the land affected by the application and those individuals and agencies who requested further notice of meetings related to the lifting of the Holding (H) symbol.

Dated at the Township of Drummond/North Elmsley, this 16th day of April 2026.

A KEY MAP showing the affected lands is on the reverse of this Notice.

Brady McGlade, RPP MCIP
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