

# VIRTUAL NEIGHBOURHOOD OPEN HOUSE

## Proposed Draft Plan of Subdivision

You are invited by Saulsbury Developments Inc. to attend a virtual neighbourhood open house to learn more about the proposed development. The planned development is to subdivide a 32.9-hectare property which is proposed to include: 343 new residential lots of various sizes to support multiple dwelling types, one medium density block (2.97ha), one park block (1.65ha), and one stormwater management facility block (2.21ha). Information will also be provided regarding the developer and the proposed phasing of the project.

Stantec Consulting Ltd. are the land use planners retained by Saulsbury Developments Inc. to assist with acquiring the necessary planning approvals. This open house is being held by Saulsbury Developments Inc. as an opportunity for input and discussion with regards to the proposed development.

Due to the COVID-19 pandemic, we are unable to host an in-person Open House, and have elected to proceed using a virtual platform to gather your input and comments. The following are the details on when to participate this virtual Open House:

Date: **18<sup>th</sup> day January, 2022**

Time: **6:30 PM to 8:00 PM**  
**Presentation at 6:35 pm**

If you wish to attend this virtual Open House we ask that you register by sending your contact information to [sstapleton@auburndev.com](mailto:ssstapleton@auburndev.com), to be added to the list of participants. Registered participants will receive the Open House Link in an email a few days prior to the event. On the day of the Open House please log in between 6:15pm and 6:30pm to ensure all participants are entered into the Open House prior to the presentation beginning.

The Saulsbury Developments Inc is proposing a new residential development, along with a park, on lands legally known as Part of Lot 20, Part 5, Concession 4 S.E.R. (Geographic Township of Adelaide), near the intersection of Saulsbury Street and Dominion Street. The following uses are proposed:

Low Density Residential	Lots 1-323	18.5ha
Medium Density Residential	Lots 324-343	0.6ha
Medium Density Residential	Block 344	2.97ha
Park	Block 345	1.65ha
SWM Facility	Block 346	2.2ha
Potential Future Road	Block 347	0.07ha
Road Widening	Block 348-349	0.06ha
Roads		6.86ha

The current Draft Plan of Subdivision provides various residential lot sizes for a range and mix of future housing options, along with a park that would contain two mini soccer pitches, and parking for 54 vehicles. The residential streets would connect with Dominion Street to the south and Drury Lane to east, creating a residential neighbourhood that would form a logical extension to the settlement area of Strathroy.

If you are unable to attend the Open House but wish to make comments, please submit them in writing by mail to:

Saulsbury Developments Inc.  
c/o Stephen Stapleton  
560 Wellington Street  
London, ON N6A 3R4

Or by email to:

Stephen Stapleton  
<sstapleton@auburndev.com>

Requests for additional information can be obtained by contacting Saulsbury Developments Inc. at the email address noted above.

ANY QUESTIONS OR CONCERNS YOU MAY HAVE COULD BE ADDRESSED AT THIS MEETING. WE ENCOURAGE YOU AND YOUR NEIGHBOURS TO ATTEND THE MEETING AND LEARN MORE ABOUT THE PROPOSED DEVELOPMENT PROJECT.



The ZBA application also requires a statutory Public Meeting to be held by Strathroy-Caradoc Council, which will occur once the applicant has an opportunity to review and address comments received during the Open House, from municipal staff and other agencies. The Statutory Public Meeting is not to be confused with the Open House held solely by Saulsbury Developments Inc. to engage the Residents that live in the area. You will be notified separately of the Statutory Public Meeting. With that being said municipal staff will be in attendance to observe the comments and questions.

Proposed Draft Plan contained on the following page

