

NOTICE OF APPLICATION AND MEETING
pursuant to Sections 22, 34 and 51
of the *Planning Act*, R.S.O. 1990, as amended

Applications for Draft Plan of Subdivision (39T-MC1902), Official Plan Amendment (OPA 45) and Zoning By-law Amendment (ZBA 14 2019)

OWNER: Brantam Developments Inc.
AGENT: Stanlake Consulting – Douglas Stanlake
LOCATION: 9904 Oxbow Drive
ROLL NO.: 393900002024000

What: The Municipality is seeking input on development applications within 120 metres of your property. The application for a Plan of Subdivision proposes to create 173 building lots for single detached dwellings and blocks for future residential development on 20.77 hectares (51.3 acres) of land.

The purpose and effect of the Official Plan Amendment is to add a proposed secondary collector road to the schedule and to remove the aggregate overlay. Furthermore, the application proposes to re-designate the subject lands from Residential to Residential and Medium Density Residential. The applicants are proposing five Medium Density Residential blocks to permit a variety of housing types and to increase the overall density of the proposed Plan of Subdivision. Lastly, the Official Plan Amendment proposes to add a policy to amend Section 5.7.4 of Middlesex Centre’s Official Plan to permit a limited number of garages on freehold residential lots to project 1.5 metres (4.9 feet) closer to the street line than the other components of the structure.

The purpose and effect of the Zoning By-law Amendment is to rezone the subject property from the Existing Use (EU) zone to several site-specific zones in order to accommodate the proposed residential uses.

The requested zoning for the proposed Freeholds is a site specific Urban Residential First Density (UR1-A) zone, based on the standards described below for the lands shown on the attached zoning schedules:

	UR1-A
Minimum Lot Area	360.0 m ² (3,875 ft ²)
Minimum Lot Frontage	12.0 m (49 ft)
Minimum front yard setback – porch or habitable portion of the dwelling	4.5 m (14.8 ft)
Minimum front yard setback attached garage	6.0 metres (19.7 ft), but not more than 1.5 m (4.9 ft) closer to the front lot line than the porch or habitable portion of the dwelling
Minimum side yard setback – interior lot	1.2 m (3 ft)
Minimum side yard setback – corner lot	1.2 m (3 ft) on both sides, except attached garages abutting the road
Minimum side yard setback – attached garages abutting the road	4.5 m (14.8 ft)
Minimum rear yard setback	6.0 m (19.6 ft)
Maximum lot coverage – building, including dwelling and attached garage for single storey	50%
Maximum lot coverage – main building, including dwelling and attached garage for all other dwellings	40%

Maximum lot coverage – main building, including accessory buildings and structures for single storey	53%
Maximum lot coverage – main building, including accessory buildings and structures for all other dwellings	43%

The requested zoning for the proposed Vacant Land Condo Single Family Units – Block 178 and 179, is a site specific Urban Residential First Density (UR1-B) zone to be compounded with a site-specific Urban Residential Third Density zone with a holding symbol (H6) to ensure a public site plan process. The site specific Urban Residential First Density (UR1-B) zone is based on the standards described below for the lands shown on the attached zoning schedules:

	UR1-B
Special provision requested	Notwithstanding any other provisions of this By-law, multiple dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this Zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land is registered. This clause shall not apply after the registration of a vacant land condominium plan against the land.
Minimum Lot Area	360.0 m ² (3,875 ft ²)
Minimum Lot Frontage	12.0 m (49 ft)
Minimum side yard setback – interior lot	1.2 m (3 ft)
Minimum side yard setback – corner lot	3.0 m (9 ft) on the site abutting the road and 1.2 m (3 ft) on the other side
Maximum lot coverage – main building, including dwelling and attached garage	40%
Maximum lot coverage – all buildings, including accessory buildings and structures	43%

As mentioned the requested zoning for Block 179 is a site specific Urban Residential First Density (UR1-B) zone compounded with a site- Urban Residential Third Density (UR3-C) zone with a holding symbol (H6) in order to ensure a public site plan process. The site specific Urban Residential Third Density (UR3-C) zone is based on the standards described below for the lands shown on the attached zoning schedules:

	UR3-C
Permitted Uses	Accessory Use Townhouse Dwelling Multiple Unit Dwelling
Minimum Front Yard setback – Porch or habitable portion of the dwelling	4.5 m (14.8 ft)
Minimum Front Yard setback – attached garage	6.0 m (19.7 ft)
Minimum side yard setback – Townhouse dwelling	3.0 m (10 ft) on an interior lot, on a corner lot 4.5 m (14.7 ft) on the side abutting a

	street and 3.0 (10 ft) on the other side
Minimum side yard setback – Multiple unit dwelling	10.0 m (18.7 ft)
Minimum rear yard setback	6.0 m (19.7 ft)
Maximum lot coverage – habitable building(s)	40%
Maximum lot coverage – all buildings including accessory buildings	45%
Minimum Landscape Open Space	35%
Maximum Density	35 units/ha

The requested zoning for Block 180, which is proposed to accommodate townhomes only, is site specific Urban Residential Third Density (UR3-D) zone with a holding symbol (H6) in order to ensure a public site plan process:

As mentioned the requested zoning for Block 178 is compounded with a site-specific Urban Residential First Density (UR1-B) zone compounded with a site specific Urban Residential Third Density (UR3-D) zone with a holding symbol (H6) in order to ensure a public site plan process. The site specific Urban Residential Third Density (UR3-D) zone is based on the standards described below for the lands shown on the attached zoning schedules:

	UR3-D
Permitted Uses	Accessory Use Townhouse Dwelling
Minimum side yard setback – Townhouse dwelling	3.0 m (10 ft) on an interior lot, and 4.5 m (14.7 ft) on the side abutting a street and 3.0 (10 ft) on the other side on a corner lot
Minimum rear yard setback	6.0 m (19.7 ft)
Maximum lot coverage – habitable building(s)	40%
Maximum lot coverage – all buildings including accessory buildings	45%
Minimum Landscape Open Space	35%
Maximum Density	35 units/ha

The requested zoning for the proposed Block 177, which is proposed to accommodate townhomes, is a site specific Urban Residential Third Density (UR3-E) zone, based on the standards described below for the lands shown on the attached zoning schedules:

	UR3-E
Permitted Uses	Accessory Use Townhouse Dwelling
Minimum side yard setback – Townhouse dwelling	3.0 m (10 ft) on an interior lot, and 4.5 m (14.7 ft) on the side abutting a street and 3.0 (10 ft) on the other side on a corner lot
Minimum rear yard setback	6.0 m (19.7 ft)
Maximum lot coverage – habitable building(s)	40%
Maximum lot coverage – all buildings including accessory buildings	45%
Minimum Landscape Open Space	35% A minimum 15 m landscape open space area in width and parallel southerly from the existing railway right of way shall be maintained

Maximum Density	35 units/ha
Dwelling unit setback from rail line (minimum)	60 m (394 ft) from the exiting railway right of way in the absence of a combination safety berm and acoustical mitigation fence adjoining and parallel to the existing railway right of way, or 30 m (98 feet) in conjunction with a safety berm and acoustical mitigation fence

The requested zoning for Block 181, which is proposed to accommodate an apartment block, is a site specific Urban Residential Third Density (UR3-F) zone, based on the standards described below for the lands shown on the attached zoning schedules:

	UR3(F)
Permitted Uses	Accessory Use Apartment dwelling
Minimum side yard setback	15 m (49 ft) on the north side and 5 m (16.4) on the south side
Minimum outdoor amenity area	N/A
Maximum Density	60 units/ha
Minimum landscaped Open Space	30%

In accordance with Sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

In accordance with Section 51(19.1) of the Planning Act, R.S.O. 1990, c.P13, as amended, the County of Middlesex being the approval authority for draft plans of subdivision has deemed the application for draft plan of subdivision to be complete for the purposes of Sections 51(17) and 51(18) of the Planning Act.

Site: The subject property is located north of Oxbow and east of Komoka Road. The property is legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre.

Public Meeting

Council will hold a public meeting to gather feedback regarding the plan of subdivision, official plan amendment and zoning by-law amendment applications and to consider the proposal. The details are as follows:

Date: Wednesday July 17th 2019
Time: 7:00 p.m.
Place: Middlesex Centre Municipal Office
10227 Ilderton Road in Coldstream

What if I can't attend the future Public Meeting?

You can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website at the below link. You may choose to submit comments via letter or email.

<https://www.middlesexcentre.on.ca/Public/Home.aspx>

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the mayor will keep the

meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Sections 22, 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is approved or refused, or to the County of Middlesex before the Draft Plan of Subdivision and Official Plan Amendment is approved or refused;
 - a) the person or public body is not entitled to appeal the decisions of the Municipality of Middlesex Centre or the County of Middlesex to the Local Planning Appeal Tribunal
 - b) 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 Board, there are reasonable grounds to do so.
3. If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, RR #2, Ilderton, ON N0M 2A0.
4. If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Draft Plan of Subdivision and Official Plan Amendment, you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638)

For more information about this matter, including information about appeal rights, contact the planner for the Municipality of Middlesex Centre at 519-434-7321 ext. 2282.

If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

Other Planning Act Applications

None.

DATED at the Municipality of Middlesex Centre this 21th day of June, 2019.

Ann Wright
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR 2
Ilderton, ON N0M 2A0