

NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Sections 22 and 34

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 42) & ZONING BY-LAW AMENDMENT (ZBA 27)

OWNER: Diana and Philip Ruggeri
LOCATION: Part Lot 28, Concession 3 (Geographic Township of London)
ROLL NO.: 393903406023205

What: The Municipality is seeking input on development applications within 120 metres of your property. The applications would consider permitting a second dwelling unit on the property. The applicants are proposing to construct a single detached dwelling with a detached garage, including a second dwelling unit above the garage.

Site: The subject property is a vacant parcel located on the east side of Denfield Road and on the south side of Gainsborough Road (County Road 17). The subject property is legally described as Part Lot 28, Concession 3 (geographic Township of London), Municipality of Middlesex Centre.



Public Meeting

Council will hold a public meeting to gather feedback regarding the official plan amendment and zoning by-law amendment applications and to consider the proposal.

The details are as follows:

Date: Wednesday January 23rd, 2019
Time: 7:00 p.m.
Place: Middlesex Centre Council Chambers at 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.

What is being proposed through the applications?

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to allow a second dwelling unit in an ancillary building (garage).

The purpose and effect of the Zoning By-law Amendment application is to rezone the subject property from the Agricultural (A1) zone to a site-specific Agricultural (A1-xx) zone to permit a second dwelling unit within an ancillary building (garage).

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 34, and 22 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 Official Plan Amendments, or 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 Municipal Official Plan Amendment, and Zoning By-law Amendment applications are approved or refused, or to the County of Middlesex before the 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 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 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)

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.

If you have any questions please do not hesitate to contact the planner. 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.

Other Planning Act Applications

None.

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

DATED at the Municipality of Middlesex Centre this 20th day of December, 2018.

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