

NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Sections 22 and 34 of the *Planning Act*

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 43) & ZONING BY-LAW AMENDMENT (ZBA 10-2019)

OWNER: Municipality of Middlesex Centre

LOCATION: Part Lot 6, Concession 2

ROLL NO.: 393900002003810

What: The Municipality is seeking input on its *Planning Act* applications being proposed within 120 metres of your property. The applications propose a mixed use development that will include residential and commercial uses on the subject property. The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) would allow for the construction of townhouses at a maximum height of 3 storeys within the northern portion of the site. In the southern portion of the site, residential apartment buildings as well as a mixed use building that would permit a mix of retail and office uses with residential uses located above the retail and office uses. The maximum height in the southern portion of the site will be 24 metres. The OPA and ZBA would require a publicly own and operated (civic) amenity space having a minimum area of 400 square metres to be included as part of the future development of the site.

Site: The subject property is a vacant parcel located on the southwest corner of Railway Avenue and Tunks Lane north of (behind) the Komoka Wellness Centre. The subject property is legally described as Part Lot 6, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre.



Public Meeting

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

The details are as follows:

Date: Wednesday March 27th, 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 expand the permitted uses for the subject lands to include residential apartment buildings and mixed use commercial and residential building.

The purpose and effect of the Zoning By-law Amendment application is to rezone the subject property from the Institutional (I) zone to a site-specific Urban Residential 3 (UR3-xx) zone for the north portion of the site to permit the construction of townhouses at a maximum height of 3 storeys and the south portion of the site would be zoned a site-specific Village Commercial (C1-xx) zone to permit apartment buildings and a mixed use building that would permit a mix of retail and office uses with residential above all within the southern portion of the site. The maximum height in the C1-xx zone would be 24 metres. The OPA and ZBA would require a public (civic) amenity space with a minimum area of 400 square metres be included in the future development of the site.

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 519-930-1007.

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 1th day of March, 2019.

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