

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

**Application for Draft Plan of Subdivision (39T-MC1901) and Zoning By-law
Amendment (ZBA 03 2019)**

OWNER: Sifton Properties Limited
LOCATION: Part Lot 6, Concession 10 (Geographic Township of London)
ROLL NO.: 393903408030816

What: The Municipality is seeking input on development applications within 120 metres of your property. The application would consider a proposed subdivision plan that is approximately 16.25 hectares (40.15 acres) in size and consists of 40 single detached lots, 2 multi unit medium density blocks, 2 park blocks and 3 open space blocks served by 1 new street and the extension of Arrowood Path. The Zoning By-law Amendment application was submitted to accommodate the proposed residential uses. Requested residential zoning for the site includes a site-specific Urban Residential First Density (UR1-25) Zone, consistent with adjacent zoning, and a site-specific Urban Residential Third Density (UR3-7) Zone to permit multi unit/cluster forms of housing. The UR1-25 zone provisions currently provided for in the Comprehensive Zoning By-law are as follows:

	UR1-25
Maximum Lot Coverage (dwelling and attached garage)	Lots for one-storey dwellings: 40% All others: 37%
Maximum Lot Coverage (overall, including accessory buildings)	Lots for one-storey dwellings: 43% All others: 40%
Interior Side Yard Setback	1.2 metres (3.9 ft)
Exterior Side Yard Setback	6.0 metres (19.7 ft) when an exterior side yard is adjacent to a front yard of an abutting lot; otherwise, 4 metres (13.1 ft)
Front Yard Setback	6.0 metres (19.7 ft)
Rear Yard Setback	8.0 metres (26.2 ft)

The UR3-7 Zone provisions currently provided for in the Comprehensive Zoning By-law are as follows:

	UR3-7
Maximum Lot Coverage semi-detached dwelling	50% for the main use; 53% for all buildings including accessory buildings subject to Section 4.1 a)
Maximum Lot Coverage townhouse	60% for the main use; 63% for all buildings including accessory buildings subject to Section 4.1 a)
Maximum Lot Coverage apartment, street townhouse or multiple unit dwelling	40% for the main use; 43% for all buildings including accessory buildings subject to Section 4.1 a)
Minimum Side Yard Setback semi-detached dwelling	1.2 m (3.94 ft) on an interior lot; 6.0 m (19.69 ft) on the side abutting a street and 1.2 m (3.94 ft) on the other side on a corner

	lot
Minimum Side Yard Setback street townhouse or townhouse dwelling	3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot;
Minimum Side Yard Setback apartment or multiple unit dwelling	10.0 m (33 ft)
Front Yard Setback	6.0 m (19.69 ft) to an attached garage; 2.5 m (8.20 ft) to dwelling
Rear Yard Setback	6.0 m (19.69 ft)

In accordance with Section 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 Section 34(10.1) and (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 south of Ilderton Road and east Hyde Park Road. The property is legally described as Part Lot 26, Concession 10, RP 33R-19510, Part of Part 3 (geographic Township of London) in the Township of Middlesex Centre.



Public Meeting

The application for Draft Plan of Subdivision and Zoning By-law Amendment will be presented at a future public meeting. You will receive another notice inviting you to attend that meeting.

Additional Information

Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found via the Public Notices section of the Middlesex Centre website:

<http://www.middlesexcentre.on.ca/Public/Public-Notices>

Other Information

If you do or are not represented at the meeting, Council may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Clerk prior to the meeting. Please note that all written material submitted and verbal comments presented will form part of the public record and will be available for full disclosure.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the LPAT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed plan of subdivision, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed plan of subdivision or 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.

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 30th day of January, 2019.

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