

NOTICE OF APPLICATION
pursuant to Sections 34, 41 and 51
of the *Planning Act*, R.S.O. 1990, as amended

**Applications for Draft Plan of Condominium (39T-MC-CDM1901), Zoning By-law
Amendment (ZBA 21 2019) and Site Plan (SP06 2019)**

OWNER: Kilworth Heights West Ltd. (Don de Jong)
APPLICANT: 2638477 Ontario Ltd. (Palumbo Developments Inc.)
AGENT: Monteith Brown Consultants (Jay McGuffin)
LOCATION: Parts of Lots 7 and 8, Concession 1, Geographic Township of Lobo
ROLL NO.: 393900002002800

What: The Municipality is seeking input on development applications within 120 metres of your property. The proposed development is within the Kilworth Heights West Ltd. Subdivision (39T.MC-1301); block 549 and 550 (Zoning By-law Amendment only). The Plan of Condominium proposes to create 68 townhouses within a vacant land plan of condominium.

The purpose and effect of the Zoning By-law Amendment is to rezone a portion of the subject property from site-specific Open Space (OS-6) to site-specific Urban Residential Third Density (UR3-9). The site-specific Open Space zone does not permit any buildings and/or structures or site grading or alteration due to archeology reasons, however the site has been cleared of archeological findings, and therefore a Zoning By-law Amendment is required in order to develop that portion of the land.

The application also proposes to modify the site-specific Urban Residential Third Density (UR3-9) zone to permit townhomes along Glendon Drive, whereas only multi-unit dwellings are permitted, as well as a minimum lot area for a condominium to be 210 metres squared (2260.4 square feet), whereas currently 240 metres squared (2583.3 square feet) is required.

The application further requests the removal of the holding provisions (H3, H6 and H7). The precondition for the removal of the “h3” holding symbol shall be that a Noise Impact Analysis be prepared by a qualified professional, the precondition for the removal of the “h6” holding symbol shall be the undertaking of the public site plan review process and the precondition for the removal of the “h7” holding symbol shall be that an urban design brief be prepared by a qualified professional in association with the site plan approval process.

The following are a list of changes to the Urban Residential Third Density (UR3-9) zone:

Zone Regulations	UR3-9 Zone (Existing)	UR3-9 Proposed Modifications
Permitted Uses	Multiple Unit Dwelling Townhouse Dwelling	Multiple Unit Dwelling, Townhouse Dwelling
Minimum lot area	240 m ² /dwelling unit	210m ²
Maximum Height	20 metres	20m
Minimum front yard setback	Multiple Unit Dwelling – 0 metres Townhouse Dwelling Porch or habitable portion of dwelling – 2.5 metres Attached garage – 6 metres, but not any closer to the front lot line than the porch	Multiple Unit Dwelling – 0 metres Townhouse Dwelling Porch or habitable portion of dwelling – 2.5m to Doan Drive & 2.5m to Glendon Drive Attached garage – 6 metres, but not any closer to the front lot line than the porch
Maximum setback to Glendon Drive	10 m	10m
Minimum lot frontage	(a) townhouse, apartment or multiple unit dwelling –30.0 metres (b) Street townhouse dwelling – 6.0 metres for each dwelling unit on a separate lot	(a) townhouse, apartment or multiple unit dwelling – 30.0 metres (b) Street townhouse dwelling – 6.0 metres for each dwelling unit on a separate lot

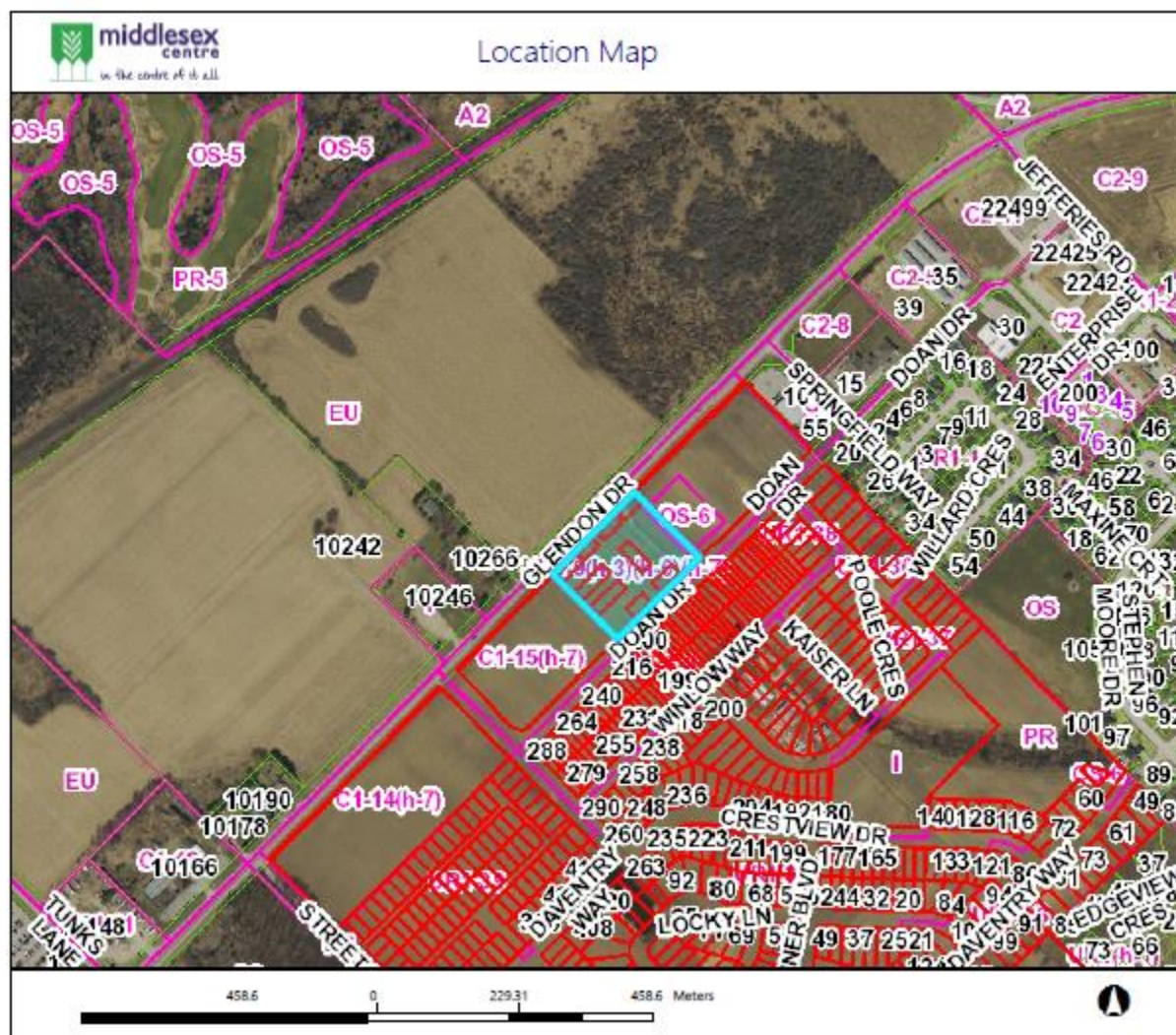
Glendon Drive (County Road 14) Frontage	Percentage of Glendon Drive frontage to include buildings – 65% (min.) The Glendon Drive frontage shall be developed exclusively for multiple unit dwellings. All parking areas and driveways shall be prohibited on that portion of the land between Glendon Drive and the northerly façades of those buildings adjacent to Glendon Drive	(i)Percentage of Glendon Drive frontage to include buildings – 65% (min.) (ii)The Glendon Drive frontage shall be developed exclusively with minimum building height of 3 storeys. (iii)All parking areas and driveways shall be prohibited on that portion of the land between Glendon Drive and the northerly façades of those buildings adjacent to Glendon Drive.
Minimum side yard setback	1.2m 1.0m from the OS-6 boundary	1.2m
Minimum rear yard setback	6m	6m
Minimum Floor Area	(a) Street townhouse dwelling, townhouse dwelling: 65.0 m2 (700 ft2)	(a) Street townhouse dwelling, townhouse dwelling: 65.0 m2
Minimum block net density	20 u/ha Density calculations based on an entire lot area, including areas zoned OS- 6	20 u/ha
Maximum block net density	50 u/ha Density calculations based on an entire lot area, including areas zoned OS- 6	50 u/ha
Minimum outdoor amenity area	25 m ² /unit Density calculations based on an entire lot area, including areas zoned OS- 6	25m ²
Maximum lot coverage	main building, including dwelling and attached garage – 55% all buildings, including accessory buildings and structures – 65% notwithstanding Section 4.1 b) of this by-law, the maximum total lot coverage permitted for all accessory buildings or structures shall not exceed 4.5%	main building, including dwelling and attached garage – 55% all buildings, including accessory buildings and structures – 65% notwithstanding Section 4.1 b) of this by- law, the maximum total lot coverage permitted for all accessory buildings or structures shall not exceed 4.5%
Parking	1.5 spaces/unit	1.5 spaces / unit

The purpose and effect of the site plan application is to implement the development of condominium townhomes. The proposed development of Block 549 consists of 68 townhouse units and amenity areas with a residential density of 47 units per hectare. The principle design features of the proposed development include the following:

- a) Medium-density townhouse dwellings will be the predominant form of housing in the development.
- b) The proposed townhouses fronting onto Glendon Drive are 3.5 storey units facing Glendon Drive. All other townhouses will be 2 storeys in height.
- c) Doan Drive proposes a reversed frontage two-storey townhouses so there are no driveways or garages seen from the street.
- d) Access to the new units will be provided from two intersections along the Doan Drive extension.

- e) The proposed condominium design allows for pedestrian access from Glendon Drive, with two sidewalks extending from Glendon Drive to the interior subdivision roads.
- f) There will be visitor parking stalls, distributed throughout the site. Future on-street parking will be provided along the Doan Drive extension.
- g) 1.8-metre-high wood privacy fence is proposed on the west sides of Block 549 and decorative 1.2-metre-high black wrought iron type fence are proposed to separate the street facing units, along with shrubs and trees.
- h) The amenity areas are proposed to be provided with features such as benches and trellis around the mailbox location.
- i) The modified grid road network has been designed to maximize walkability within the condominium.
- j) The proposed site design provides connection opportunities with Block 550 to the east for linkage between the sites.

Site: The subject property is located south of Glendon Drive and west of Springfield Way. The property is legally described as Part Lot 7 and 8, Concession 1 (geographic Township of Lobo) in the Municipality 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.

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 Sections 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. P.13, as amended, the County of Middlesex being the approval authority for draft plans of condominium has deemed the application for draft plan of condominium to be complete for the purposes of Sections 51(17) and 51(18) of the Act.

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>

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex in Centre respect of the proposed plan of condominium and Zoning by-law Amendment before the approval authority gives or refuses to give approval to the draft plan of condominium and Zoning By-law Amendment, 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 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 condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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 Council of the Municipality of Middlesex Centre on the proposed Draft Plan of Condominium, Zoning By-law Amendment and Site Plan Application, 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.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Draft Plan of Condominium, 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

Plan of Subdivision 39T-MC1301. Phase 1 of the subdivision is final approved with the remaining phases draft approved. An Official Plan Amendment (OPA 36) and Zoning By-law Amendment for the subdivision were previously approved.

DATED at the Municipality of Middlesex Centre this 26th day of July, 2019.

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