

**NOTICE OF APPLICATION AND PUBLIC
MEETING**
pursuant to Section 34

**RE-CIRCULATION OF APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA
27)**

OWNER: Diana ad Philip Ruggeri
LOCATION: Part Lot 28, Concession 3
ROLL NO.: 393903406023205

What: The Municipality is seeking input on a development application within 120 metres of your property. The application would consider permitting an accessory building in the exterior side yard of a corner lot, with a height of 8.1 metres, as well as include a second dwelling unit above the main floor of the building.

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 a zoning by-law amendment application and to consider the proposal.

The details are as follows:

Date: Wednesday February 20th, 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 Zoning By-law Amendment application is to rezone the subject property from the Agricultural (A1) zone to a site-specific Agricultural (A1-33) zone to permit the accessory building in the exterior side yard, whereas the Comprehensive Zoning By-law does not permit accessory buildings in the exterior side yard, as well as permit the height of the proposed accessory building to be 8.1 metres (27 feet), whereas the Comprehensive Zoning By-law restricts the height to 6.5 metres (21.3 feet), and permit a second unit above the main floor of the accessory structure, whereas the Comprehensive Zoning By-law does not contemplate second dwelling units in accessory structures.

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 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 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 Zoning By-law Amendment application is approved or refused;
 - a. the person or public body is not entitled to appeal the decisions of the Municipality of Middlesex Centre 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.

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.

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

Official Plan Amendment No. 42.

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 25th day of January, 2019.

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