

NOTICE OF APPLICATION AND PUBLIC MEETING
pursuant to Sections 51

Application for Draft Plan of Subdivision (39T-MC1801)

OWNER: PW Holdings LTD.
AGENT: Laverne Kirkness
LOCATION: 10114 Oxbow Drive
ROLL NO.: 393900002032300

What: The Municipality is seeking input on development applications within 120 metres of your property. The application would consider creating 9 building lots for single detached dwellings on 0.6 hectares (1.48 acres) of land, that would be serviced by municipal water and sanitary sewers and fronting onto Union Avenue.

Site: Known municipally as 10114 Union Avenue, the subject property is located on the west side of Union Avenue and on the north side of Oxbow Drive. The property is legally described as Part Lot 6, Concession 3 (geographic Township of Lobo), Municipality of Middlesex Centre.



Public Meeting

Council will hold a public meeting to gather feedback regarding the Draft Plan of Subdivision application 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 of the Draft Plan of Subdivision is to allow the residential development of the land through the construction of single detached dwellings.

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 Section 51 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 Plan of Subdivision.
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 Draft Plan of Subdivision is approved or refused, or to the County of Middlesex before the Draft Plan of Subdivision 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 Draft Plan of Subdivision, 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 Draft Plan of Subdivision, 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 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 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.

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 21st day of December, 2018.

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

BEARINGS ARE UTM GRID IN NAD83 (2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

OBSERVED REFERENCE POINTS (ORP)
UTM ZONE 17, NAD83 (2010.0) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4756392.238	464450.829
ORP 2	4756422.328	464481.155

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999569425

ZONING INFO

Mun. No. 10114 Oxbow Drive
Zoned UR1 - Urban Residential First Density Zone

- Lot Area (min) (sq.m.) = 450.0
- Lot Frontage (min) (m) = 15.0
- Front Yard Setback (min) (m) = 6.0
- Interior Yard Setback (min) (m) = 1.5 - one side
= 2.5 - other side
- Exterior Side Yard Setback (min) (m) = 6.0 on the side abutting the street
= 1.5 on the other side
(Exterior side yard is adjacent to a front yard of an abutting lot)
- Exterior Side Yard Setback (min) (m) = 4.0 on the side abutting the street
= 1.5 on the other side
(Rear yard is adjacent to a rear yard of an abutting lot)
- Rear Yard Setback (min) (m) = 8.0
- Lot Coverage (max) = 35% - main building
(all buildings incl. accessory) = 38%
- Building Height (max) (m) = 12.0
- Floor Area (min) (sq.m.) = 90.0

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____.

THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998.

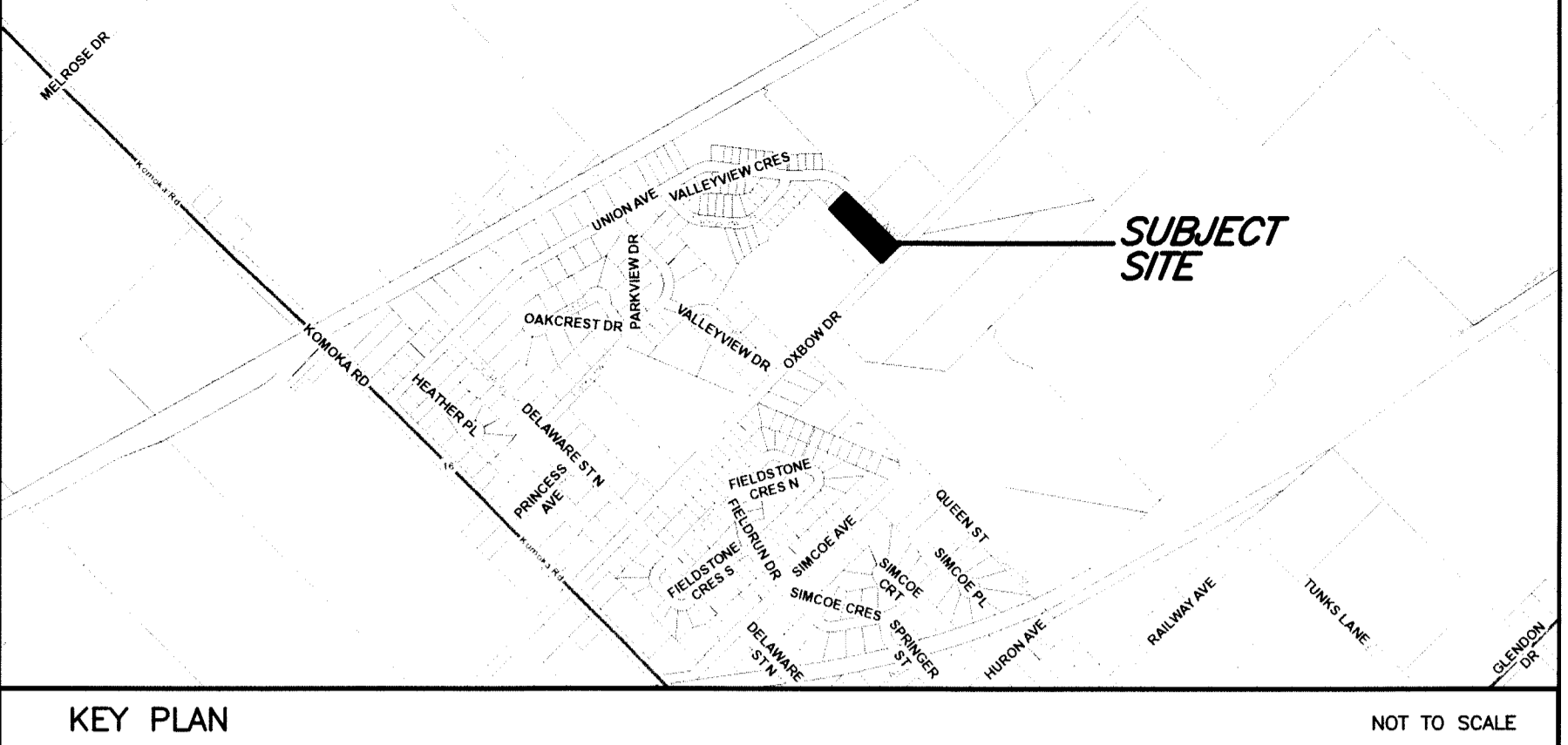
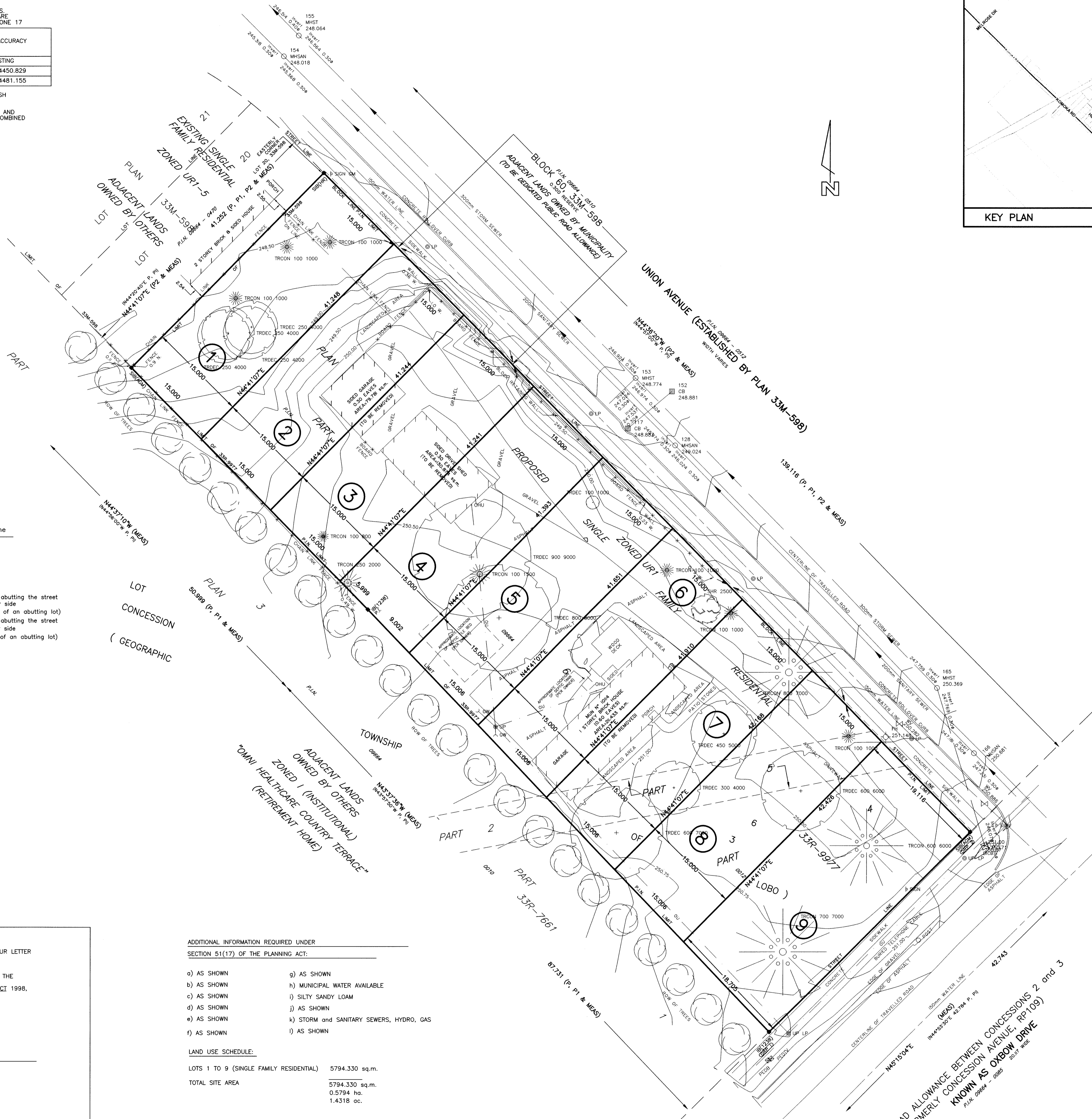
THIS _____ DAY OF _____, 20____.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

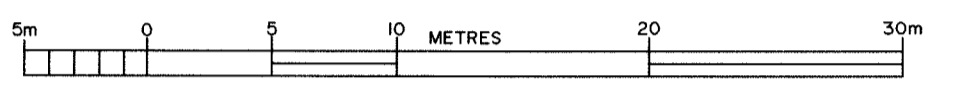
- a) AS SHOWN
- b) AS SHOWN
- c) AS SHOWN
- d) AS SHOWN
- e) AS SHOWN
- f) AS SHOWN
- g) AS SHOWN
- h) MUNICIPAL WATER AVAILABLE
- i) SILTY SANDY LOAM
- j) AS SHOWN
- k) STORM and SANITARY SEWERS, HYDRO, GAS
- l) AS SHOWN

LAND USE SCHEDULE:

LOTS 1 TO 9 (SINGLE FAMILY RESIDENTIAL)	5794.330 sq.m.
TOTAL SITE AREA	5794.330 sq.m. 0.5794 ha. 1.4318 ac.



DRAFT PLAN OF SUBDIVISION
of part of
LOT 6, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF LOBO)
in the
MUNICIPALITY OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX
Scale 1 : 300
MTE OLS LTD.



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

NOTES

- SIB DENOTES STANDARD IRON BAR.
- IB = IRON BAR.
- IBØ = ROUND IRON BAR.
- CC = CUT CROSS.
- WT = WITNESS.
- (SU) = SOURCE UNKNOWN.
- (HR) = HOLSTED & REDMOND LIMITED, O.L.S.'s.
- ☐ = MONUMENT FOUND.
- ☐ = MONUMENT SET.
- OU = OVERHEAD UTILITY CABLE.
- UP = UTILITY POLE.
- GW = GUY WIRE.
- DICB = DITCH INLET CATCH BASIN.
- MHST = STORM MANHOLE.
- MHSAN = SANITARY MANHOLE.
- WV = WATER VALVE.
- FH = FIRE HYDRANT.
- FF = FINISHED FLOOR ELEVATION.
- TFDN = TOP OF FOUNDATION ELEVATION.
- LP = LIGHT POST.
- PEDB = BELL TELEPHONE PEDESTAL.
- PEDTV = CABLE TV PEDESTAL.
- QM = GAS METER.
- P.I. = POINT OF INTERSECTION.
- P = PLAN 33R-9977.
- P1 = PLAN 33R-10545.
- P2 = PLAN 33M-598.
- SHR = SHRUB.

- ☀ = CONIFEROUS TREE (CALIPERMmm CANOPYmm RADIUS)
- TRCON 100 1000
- ☉ = DECIDUOUS TREE (CALIPERMmm CANOPYmm RADIUS)
- TRDEC 300 4000

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS
BURIED SERVICES HAVE BEEN LOCATED FROM SUPPLIED AS-BUILT DRAWINGS AND MUST BE LOCATED IN THE FIELD BEFORE EXCAVATION

AREA OF SITE = 5794.330 sq.m. 0.5794 Ha. (1.4318 Ac.)
BEING ALL OF PARTS 4, 5 and 6, PLAN 33R-9977.

OWNER'S CERTIFICATE:

I HEREBY SUBMIT THIS PLAN OF PROPOSED SUBDIVISION TO THE COUNTY OF MIDDLESEX FOR APPROVAL.

PW HOLDINGS INC.
DATE _____ MARY HELEN WALSH

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

AUGUST 22, 2018
LONDON, ONTARIO
Blake van der Veen
ONTARIO LAND SURVEYOR

MTE OLS Ltd.
ONTARIO LAND SURVEYORS
649 COLBORNE STREET
LONDON, ONTARIO, N6A 3Z2
TEL: (519) 672-4551 FAX: (519) 672-4587

Code File	COGO
Surveyed By : DK	Checked By : BV
Drawn By : FS/SM	Date : August 22, 2018
MTE File No : 43916-102	File No :