

Notice of Application and Public Meeting

Pursuant to Section 34

Municipally Initiated Zoning By-law Amendment (ZBA 23 2019) – Housekeeping By-law – Deck Encroachments

What

The subject application is a Municipally initiated amendment. The purpose and effect of the amendment is to address a matter of a general and ‘housekeeping’ nature. Since the adoption of the Zoning By-law on May 4th 2005, some matters have been identified in the course of the day-to-day administration of the By-law that requires attention. The proposed Zoning By-law Amendment provides greater clarification for deck encroachments for duplex dwellings, multiple-unit dwellings, semi-detached, townhouse and street townhouse dwellings. The effect of the application is the following proposed wording to be added to section 4.30 of the Municipality’s Comprehensive Zoning By-law:

“In the case of units separated by a party wall (common wall), or where the exterior side wall of a dwelling is located less than 1.2 metres (3.94 feet) from a side lot line, the deck may extend up to the party wall or exterior side wall of the dwelling, subject to the provision of a 1.5 metres (4.92 feet) high privacy fence rising from the surface of the deck and extending along the entire side of the deck that is located less than 1.2 metres (3.94 feet) from the side lot line.”

Description and Location of the Subject Lands

A key map and description describing the lands which are the subject of the proposed Amendment is not provided insofar as all lands in the Municipality of Middlesex Centre are potentially affected.

Public Meeting

Council will hold a public meeting to gather feedback regarding the Zoning By-law Amendment application and to consider the proposal.

The details are as follows:

Date: Wednesday September 25th, 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>

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.

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 Municipal Zoning By-law Amendment applications are 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.

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

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 19th day of August, 2019.

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