

NOTICE OF PUBLIC MEETING
pursuant to Section 53
of the Planning Act, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT (B-24, 25 and 26/19)

OWNER: Poplar Hill Villa Ltd. (Anna Barclay and Margaret A. Coughlin)
AGENT: Craig Linton (Development Land Services Inc.)
LOCATION: 10036 Ilderton Road, Poplar Hill
ROLL NO.: 393900003011200

What: The Municipality is seeking input on development applications within 60 metres of your property. The purpose of the Consent Applications is to sever off a surplus farm dwelling and create three new parcels to construct single detached dwellings. Specifically, the applicant proposes to sever the surplus farm residence on a lot with a frontage of approximately 51.312 metres (284.97 ft) along Ilderton Road and an area of approximately 5665.7 metres squares (1.4 acres). From east to west along Ilderton Road (County Road 16), the following lots are being proposed:

Lot	Frontage	Area
1	42.66 metres (139.96 feet)	3064.63 metres squared (0.757 acres)
2	42.66 metres (139.96 feet)	3057.90 metres squared (0.756 acres)
3	42.66 metres (139.96 feet)	3049.48 metres squared (0.754 acres)
4 (surplus residence)	51.312 metres (284.97 feet)	5665.7 metres squares (1.4 acres)

Description and Location of Subject Land

The subject property is located on the north side of Ilderton Road and on the east side of Poplar Hill Road. The land is legally described as Part of Lot 5, Concession 9 (geographic Township of Lobo), Municipality of Middlesex Centre. Municipally known as 10036 Ilderton Road.



Public Meeting

Council will hold a public meeting to consider the Consent Applications:

Date: Wednesday September 25th, 2019

Time: 7:00 p.m.

Place: Middlesex Centre Council Chambers at 10227 Ilderton Road, Coldstream

You are invited to attend the public meeting and to present verbal and written comments regarding this matter.

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 Section 53 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 Consent Applications.
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 Consent Applications is approved or refused;
 - a. the person or public body is not entitled to appeal the decision 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 Consent Applications, 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 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 this application 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 August, 2019.

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