

NOTICE OF APPLICATIONS AND PUBLIC MEETING

pursuant to Section 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT (B-08/19 and B-09/19)

OWNER: Dawna Snyder
AGENT: Bryan Snyder
LOCATION: 152 Ontario Ave
ROLL NO.: 393900002012800

What: The Municipality is seeking input on development applications within 60 metres of your property. The purpose and effect of the subject applications is to sever two residential lots from a 2,553 square metre (0.63 ac) residential property in order to facilitate the construction of a single-detached dwelling on each of the severed lots. The lots proposed to be severed would have a frontage of approximately 18.29 metres (60 feet) along Queen Street, a depth of 36.58 metres (120 feet) and an area of approximately 669 square metres (0.17 acres). The lot proposed to be retained contains a single detached-dwelling and shed, known municipally as 152 Ontario Avenue. The lot proposed to be retained would have a lot frontage of 34.75 metres (114 feet), and an area of approximately 1,215 square metres (0.3 acres).

Site: The subject property is located at the southwest corner of the intersection of Queen Street and Ontario Avenue in Komoka. The subject property is legally described as Part of Lot 5, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre.



Public Meeting

Council will hold a public meeting to gather feedback regarding the Consent applications and to consider the proposal. The details are as follows:

Date: Wednesday May 22nd, 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.

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 are 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 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

Previous consent applications (B-9 2013 and B-10 2013) were applied for, which were conditionally approved, however the applications lapsed without finalization of the conditions such that re-applications are required.

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 1st day of May, 2019.

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