

**NOTICE OF APPLICATION AND PUBLIC  
MEETING**

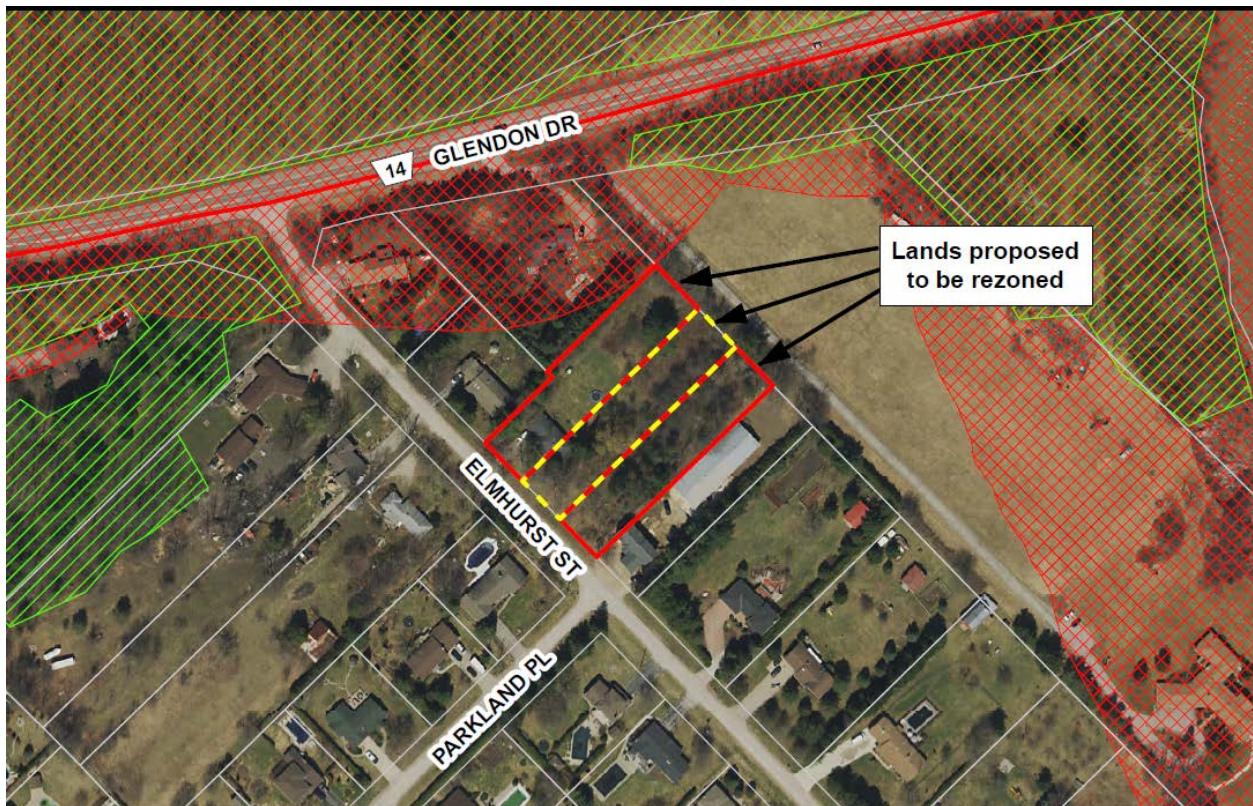
pursuant to Sections 34 and 53

**APPLICATION FOR CONSENT (B-01/19 B-02-19) and ZONING BY-LAW  
AMENDMENT (ZBA 01 2019)**

**OWNER:** Drewlo Holdings Inc.  
**AGENT:** Paul Hinde  
**LOCATION:** 15 Elmhurst  
**ROLL NO.:** 393900001034100

**What:** The Municipality is seeking input on development applications within 120 metres of your property. The consent application would consider creating two new residential lots for the purpose of constructing one single detached dwelling on each. The Zoning By-law proposes to re-zone the subject property from site-specific Urban Residential First Density (UR1-3) to site-specific Urban Residential First Density (UR1-xx).

**Site:** The subject property is located east of Elmhurst Street and South of Glendon Drive. The subject property is legally described as Lot 1, Plan 909 (geographic Township of Lobo), Municipality of Middlesex Centre.



**Public Meeting**

Council will hold a public meeting to gather feedback regarding the consent and zoning by-law amendment applications and to consider the proposal. The details are as follows:

**Date:** Wednesday February 20<sup>th</sup>, 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 consent application is to create two new residential lots for the purposes of constructing one single-detached dwelling on each. Lot #1 is proposed to have a frontage of approximately 22 metres (72.18 feet) with an area of approximately 2156 m<sup>2</sup> (0.53 acres). Lot #2 and Lot #3 are proposed to have a frontage of approximately 21 metres (68.89 feet) with an area of approximately 2058 m<sup>2</sup> (0.51 acres).

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lots from site-specific Urban Residential First Density (UR1-3) to site-specific Urban Residential First Density (UR1-xx) in order to recognize that the subject properties will be serviced by private services, whereas the Comprehensive Zoning By-law requires new development to be serviced by full municipal services. Furthermore, the application proposes the site-specific zone to recognize a reduced lot frontage of 20 metres, whereas the Comprehensive Zoning By-law requires 24 metres.

### **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, and 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 Application, or 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 Consent application and 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 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 25<sup>th</sup> day of January, 2019.

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