

NOTICE OF APPLICATION & PUBLIC MEETING

pursuant to Section 34
of the Planning Act, R.S.O. 1990, c. P.13 as amended

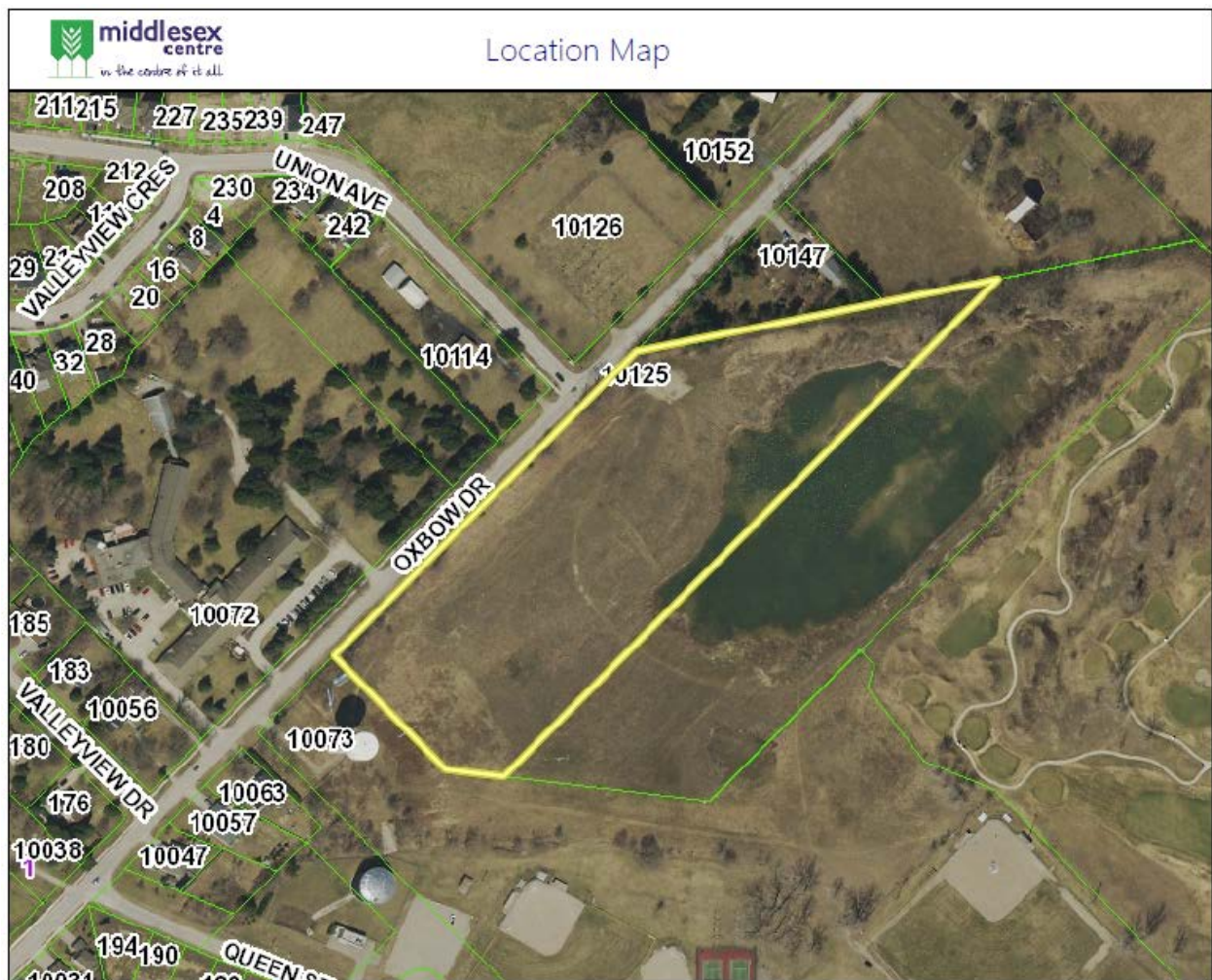
ZONING BY-LAW AMENDMENT APPLICATION ZBA 06 2019

OWNERS:	2270942 Ontario Ltd.
AGENT:	GSP Group Inc. (Kevin Muir)
LOCATION:	10125 Oxbow Drive
ROLL NUMBER:	393900002030801

What: The Municipality is seeking input on a development application within 120 metres of your property. The purpose and effect of the Zoning By-law Amendment application is to re-zone the subject property from the Extractive Industrial (M4) Zone to a site-specific Urban Residential First Density (UR1-XX) Zone.

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.

Site: The subject land is located on the south side of Oxbow Drive and east of Komoka Road (County Road 16) in the village of Komoka. The land is legally described as Part of Lot 6, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre.



Public Meeting

Municipal Council will hold a public meeting to consider the application:

Date: Wednesday, March 20th, 2018
Time: 7:00 p.m.
Place: Middlesex Centre Council Chambers at 10227 Ilderton Road in Coldstream

You are invited to attend the public meeting, and present oral and written comments on 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/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 zoning by-law amendment application is to re-zone the subject property from the Extractive Industrial (M4) zone to a site-specific Urban Residential First Density (UR1-XX) zone. The following provisions have been requested through the application:

	UR1 Parent Zoning	Proposed
Minimum Lot Area	450.0 m ² (4,844 ft ²)	385.0 m ²
Minimum Lot Frontage	15.0 m (49 ft)	12.0 m
Minimum Front Setback	6.0 m (20 ft)	8.0 m
Minimum Side yard Setback Interior Lot	1.5 m (5 ft) on one side and 2.5 m (8 ft) on the other side	1.5 m on both sides
Minimum Side yard Setback Corner Lot	6.0 m	4.5 m
Maximum Lot Coverage Main Building	35%	38%
Maximum Lot Coverage All Buildings subject to Section 4.1a)	38%	41%

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 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 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 Zoning By-law Amendment is 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.

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-15 and B-16 2018, which have been granted provisional consent.

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 25th day of February 2019.

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