



NOTICE OF APPLICATIONS
pursuant to Sections 22, 51 and 34
of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION (39T-MC1701)**

OWNER: Poplar Woods Ltd.
AGENT: Carol Wiebe (MHBC Planning)
LOCATION: Ilderton Road

Purpose and Effect of Official Plan Amendment

The purpose of the official plan amendment application is to add a Special Policy Area to the Middlesex Centre Official Plan in order to permit the creation of ten (10) lots through a plan of subdivision on the subject land utilizing private on-site services.

Purpose and Effect of Zoning By-law Amendment

The purpose of the zoning by-law amendment application is to rezone the northerly portion of the land proposed to be developed from site-specific Existing Use (EU-2) to Hamlet Residential First Density (HR1). The southerly portion of the land is proposed to be rezoned from site-specific Existing Use (EU-2) to Open Space (OS). The effect of the proposal is to facilitate the construction of one single-detached dwelling on each of the proposed lots.

Purpose and Effect of Draft Plan of Subdivision

The purpose of the draft plan of subdivision application is to create ten (10) lots on approximately 3.082 hectares (7.6 ac) of land that would be serviced by private wells and sewage disposal systems and require the extension of Bowling Green.

In accordance with Sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

In accordance with Section 51(19.1) of the Planning Act, R.S.O. 1990, c.P13, as amended, the County of Middlesex being the approval authority for draft plans of subdivision has deemed the application for draft plan of subdivision to be complete for the purposes of Sections 51(17) and 51(18) of the Planning Act.

Description and Location of Subject Land

The subject property is located on the south side of Ilderton Road (County Road 16) and west of Bowling Green. The subject property is legally described as Part of Lot 6, Concession 8 (geographic Township of Lobo), Municipality of Middlesex Centre.

A location map and the proposed draft plan of subdivision are attached to this notice.

Additional Information

Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found via the Public Notices section of the Middlesex Centre website:

<http://www.middlesexcentre.on.ca/Public/Public-Notices>

Public Meeting

The applications for official plan amendment, zoning by-law amendment and draft plan of subdivision will be presented at a future public meeting. You will receive another notice inviting you to attend this meeting.

Other Planning Act Applications

None.

Other Information

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the

person or public body is not entitled to appeal the decision of the County of Middlesex to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed plan of subdivision, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Middlesex to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Official Plan Amendment, you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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.

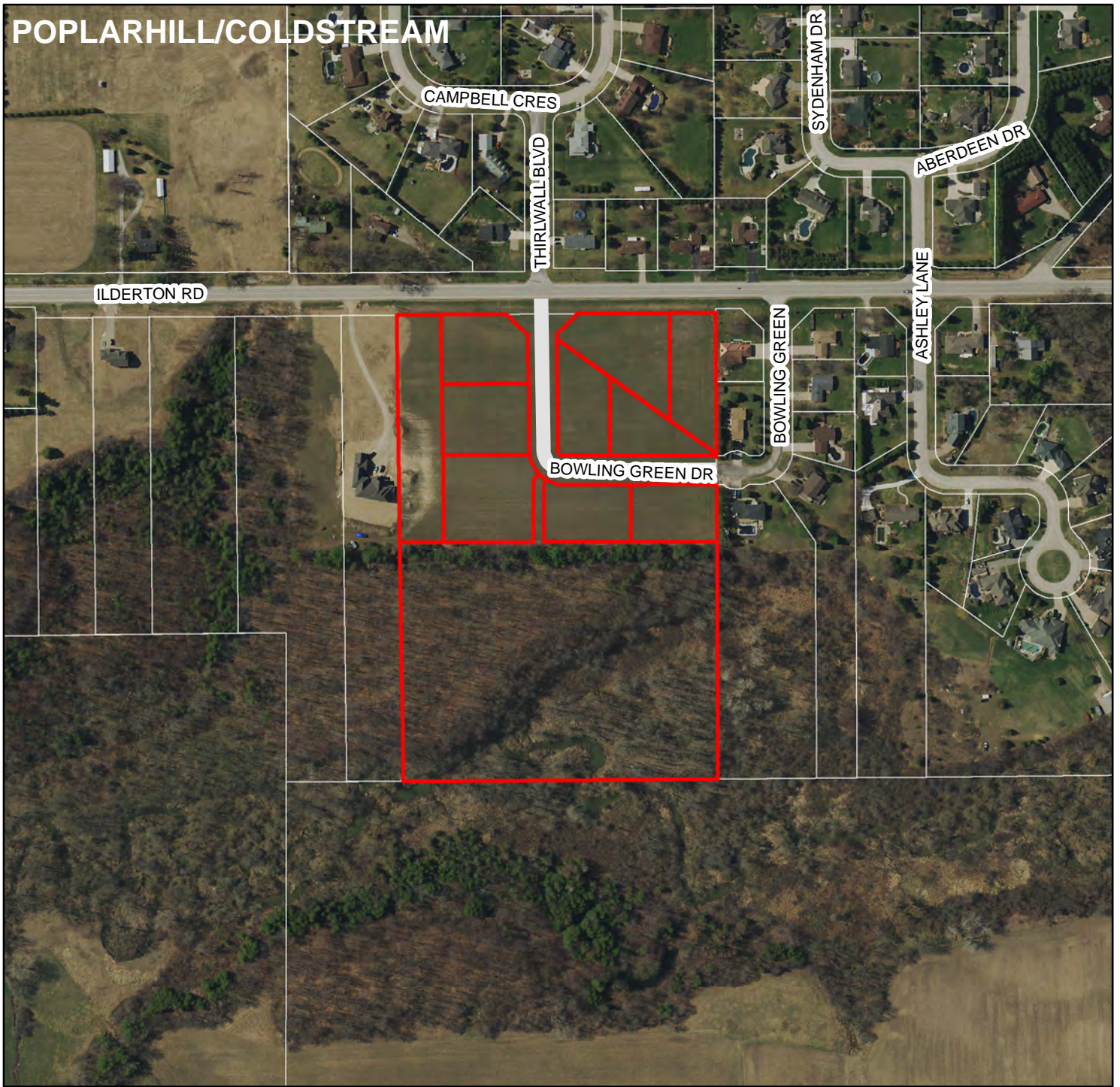
Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

For more information about this matter, including information about preserving your appeal rights, please contact the Municipality of Middlesex Centre at 519-666-0190 or the County of Middlesex, Planning Department at 519-434-7321. 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 3rd day of August, 2017.

Stephanie Troyer-Boyd, AMCT
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR 2
Ilderton, ON N0M 2A0

POPLARHILL/COLDSTREAM



LOCATION MAP



Description:
PROPOSED PLAN OF SUBDIVISION
POPLAR WOODS
MUNICIPALITY OF MIDDLESEX CENTRE

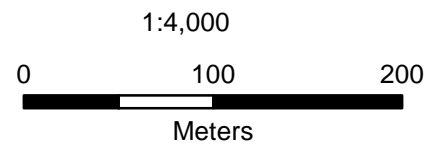
File Number:
39T-MC-1701

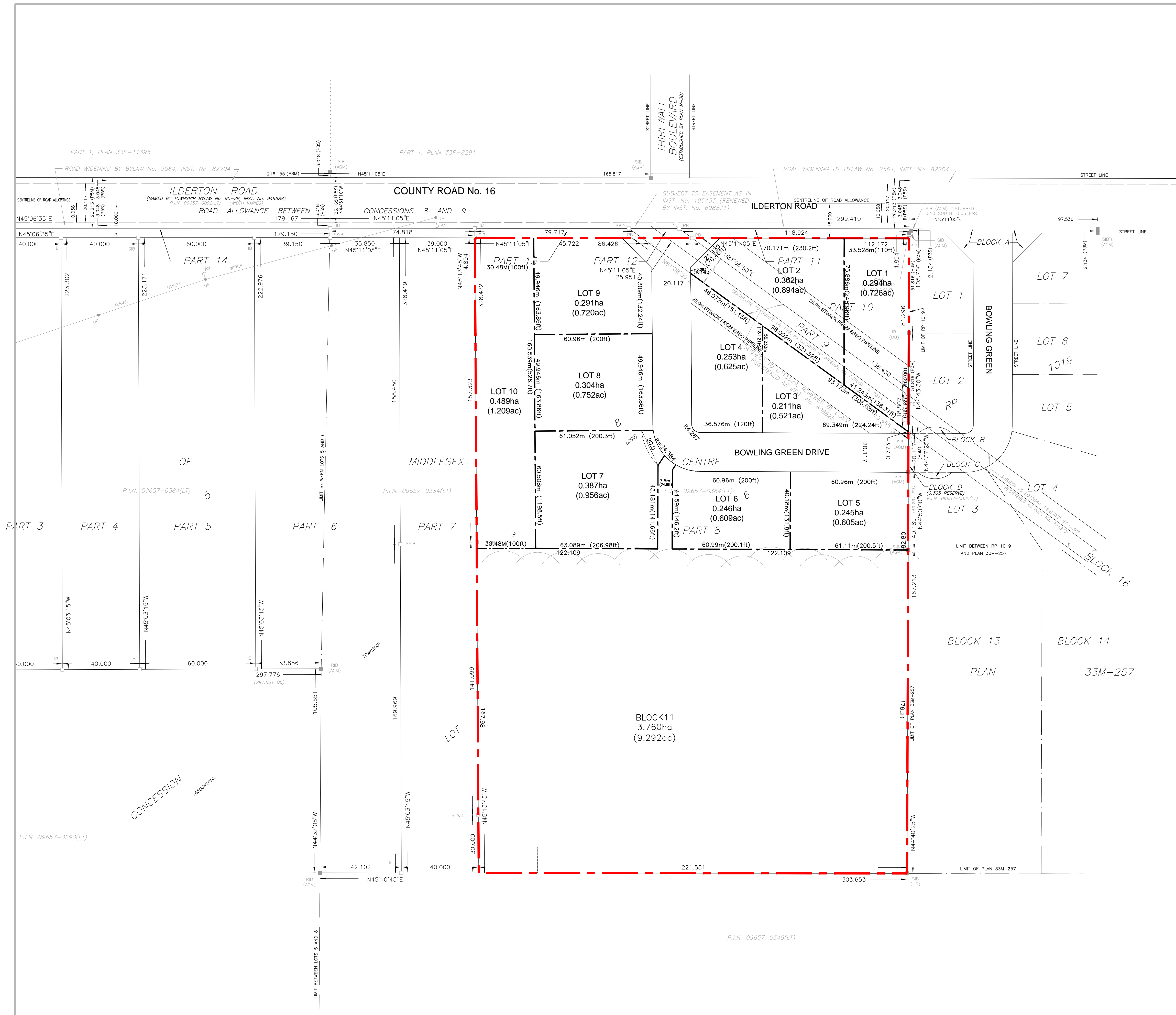
Prepared by: Planning Department
The County of Middlesex, July 27, 2017.



LEGEND

-  SUBJECT LANDS
-  PROPOSED ROADS





Legal Description
PART OF LOT 6
CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF LOBO)
IN THE
MUNICIPALITY OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX

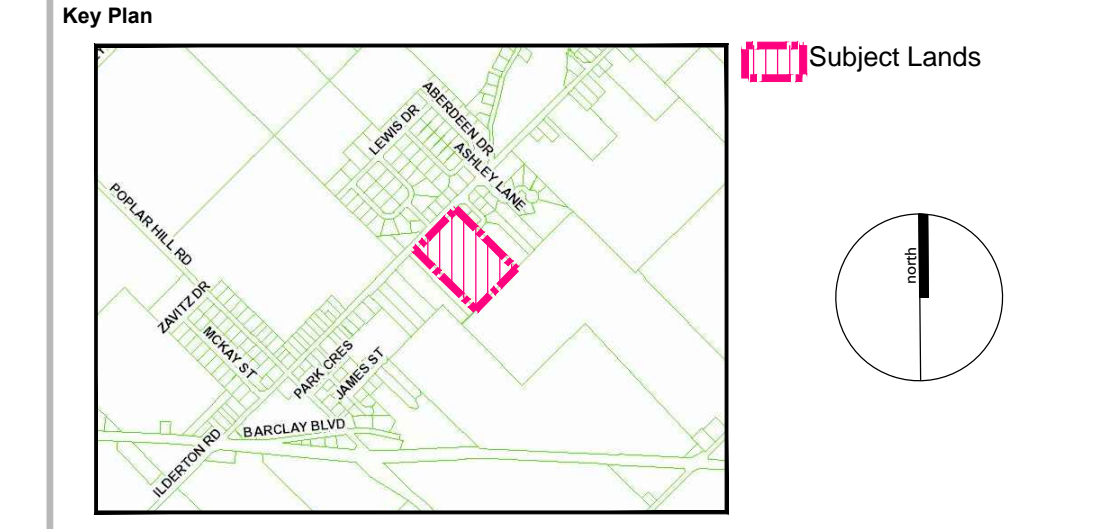
Owner's Certificate
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____ COLIN JACKSON

Surveyor's Certificate
I HEREBY AUTHORIZE CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: MAY 11, 2017

TERRY DIETZ O.L.S.
CALLON DIETZ INCORPORATED
ONTARIO LAND SURVEYORS



Revision No.	Date	Issued / Revision	By
6			
5			
4			
3			
2			
1			

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. As Shown	B. As Shown	C. As Shown
D. Residential	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Burford gravelly loam
J. As Shown	J. Private water and septic systems	L. As Shown

Area Schedule

Description	Lots/Blocks	Units	Area (ha)
Residential	1-11	11	6.486
Roads			0.479
Total	11	11	7.325

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

630 COLBORNE ST., SUITE 202, LONDON, ON, N6B 2V2 | P: 519 858 2797 F: 519 858 2920 | WWW.MHBCPLAN.COM

Stamp

Date	April 21, 2017
File No.	14183'A
Plan Scale	1:1,000m
Drawn By	L.M.
Checked By	
Other	

DRAFT PLAN OF SUBDIVISION

Dwg No. 1 of 1

Scale Bar: 0 20 40 60 80 100 Metres

P:14183'A - POPLAR WOODS, POPLAR HILL COLDSTREAM IGRAPHICSDP April 21 2017.DWG