



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

pursuant to Section 51
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR PLAN OF CONDOMINIUM (39T-MC-CDM201)

Owner: C & L Group Inc.
Agent: Laverne Kirkness (Strik Baldinelli Moniz)
Location: 24409 Poplar Hill Road
Roll No: 393900003013710

Purpose and Effect of Applications:

The purpose of the plan of condominium application is to convert the existing 4-townhouse dwelling unit development from rental to a standard condominium. The existing development has a single access to Poplar Hill Road and is serviced by individual private septic systems and 2 shared private wells.

The plan of condominium would create a standard condominium for the 4 dwelling units, and exterior elements would be identified as common elements and exclusive use areas for each owner. The common elements include the driveway access, perimeter fencing, and shared water wells. Exclusive use areas include individual driveways, porches, decks, septic systems and contingency areas, and would be the responsibility of each unit owner.

No additional units or development are proposed as a result of this application.

A location map and the proposed plan of condominium are attached to this Notice.

Description and Location of Subject Land:

The subject property is approximately 2,388 m² (0.59 ac) in area and located at the west corner of Ilderton Road (County Road 16) and Poplar Hill Road in Poplar Hill. The subject lands are generally described as Concession 9 Part Lot 4 RP 33R14897 Part 2 (geographic Township of Lobo), Municipality of Middlesex Centre, County of Middlesex.

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>




LOCATION MAP

Description:
 C&L Group Inc. (c/o Carey Thody)
 DRAFT PLAN OF CONDOMINIUM
 MUNICIPALITY OF MIDDLESEX CENTRE

File Number:
 39T-MC-CDM2201


Prepared by: Planning Department,
 The County of Middlesex, December 16, 2021



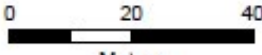
LEGEND

SUBJECT LANDS

N



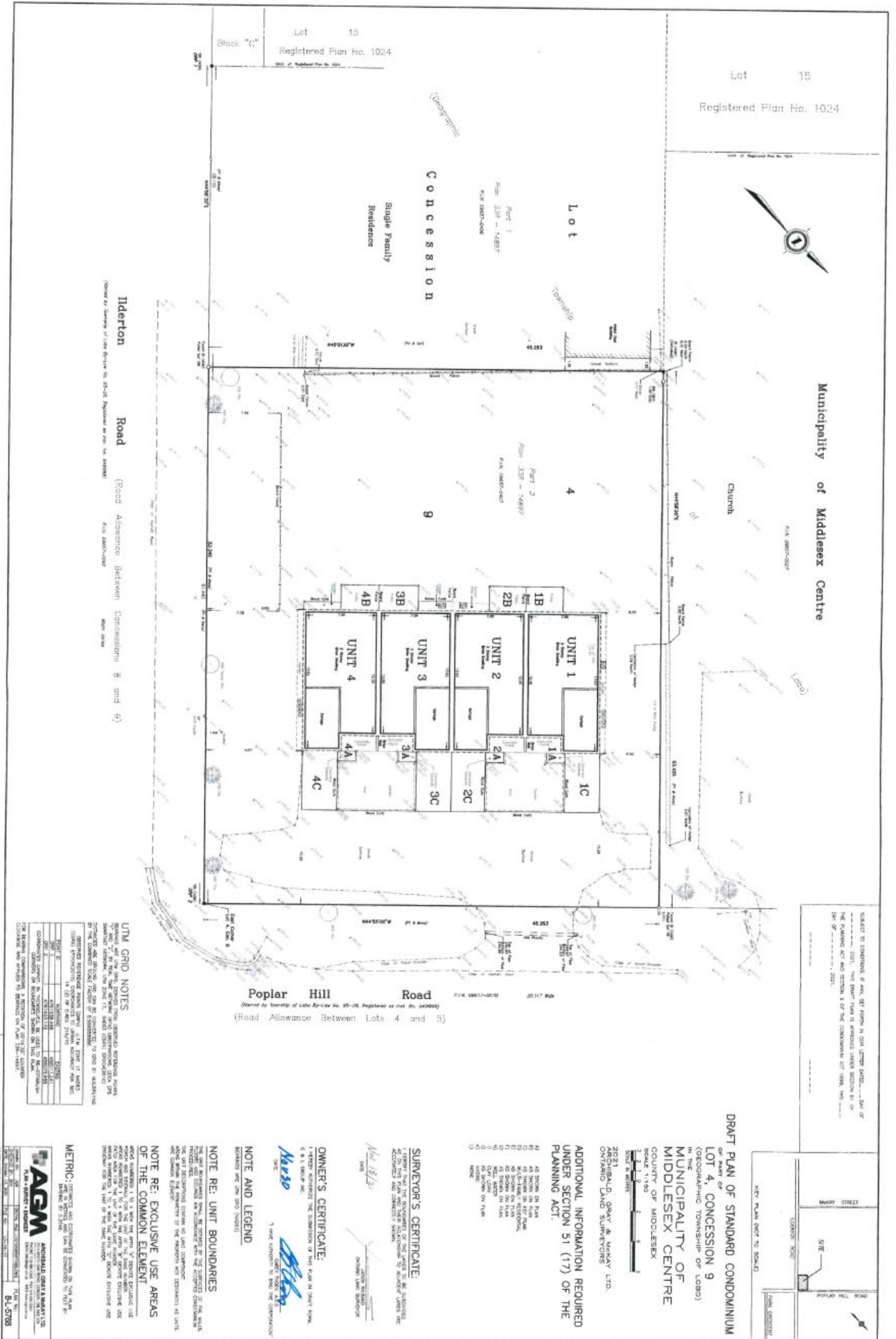
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0 20 40

Metres

Proposed Plan of Condominium



SUBJECT TO CONDITIONS, IF ANY, OF PART 16 OF THE CONDOMINIUM ACT AND OF THE PLANNING ACT AND SECTION 5 OF THE CONDOMINIUM ACT, 1998, AND OF THE BY-LAW OF THE MUNICIPALITY OF MIDDLESEX, 2021.

DRAFT PLAN OF STANDARD CONDOMINIUM
 OF PART OF
LOT 4, CONCESSION 9
 (GEORGRAPHIC TOWNSHIP OF LOBO)
 IN THE
MUNICIPALITY OF MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX
 SCALE 1:150
 DATE: 11/20/2021
 DRAWN BY: [Name]
 ZOE HIGGINS, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE:
 I, THE SURVEYOR, HAVE EXAMINED THE PLAN AND THE RECORDS OF THE SURVEY AND I HAVE FOUND THAT THE PLAN ACCURATELY REPRESENTS THE SURVEY AND THE SURVEY IS IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.

OWNER'S CERTIFICATE:
 I, THE OWNER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT AND THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE PLAN.

NOTE AND LEGEND
 1. THE SURVEYOR IS NOT THE CONDOMINIUM REGULATOR AND DOES NOT GUARANTEE THE ACCURACY OF THE PLAN.

NOTE RE: UNIT BOUNDARIES
 THE UNIT BOUNDARIES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY AND SHOULD BE USED IN CONJUNCTION WITH THE SURVEY RECORDS.

NOTE RE: EXCLUSIVE USE AREAS OF THE COMMON ELEMENT
 THE EXCLUSIVE USE AREAS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE COMMON ELEMENT AND SHOULD BE USED IN CONJUNCTION WITH THE SURVEY RECORDS.

METRIC: CONVERSION AND CONVERSION SCALE TO THE METRIC SYSTEM BY [Name]

UNIT GRID NOTES

THE UNIT GRID NOTES ARE THE RESULT OF A SURVEY AND SHOULD BE USED IN CONJUNCTION WITH THE SURVEY RECORDS.

UNIT 1	UNIT 2	UNIT 3	UNIT 4
1A	2A	3A	4A
1B	2B	3B	4B
1C	2C	3C	4C
1D	2D	3D	4D
1E	2E	3E	4E
1F	2F	3F	4F
1G	2G	3G	4G
1H	2H	3H	4H
1I	2I	3I	4I
1J	2J	3J	4J
1K	2K	3K	4K
1L	2L	3L	4L
1M	2M	3M	4M
1N	2N	3N	4N
1O	2O	3O	4O
1P	2P	3P	4P
1Q	2Q	3Q	4Q
1R	2R	3R	4R
1S	2S	3S	4S
1T	2T	3T	4T
1U	2U	3U	4U
1V	2V	3V	4V
1W	2W	3W	4W
1X	2X	3X	4X
1Y	2Y	3Y	4Y
1Z	2Z	3Z	4Z

Poplar Hill Road
 (Road Allowance Between Lots 4 and 5)

Idertown Road
 (Road Allowance Between Concessions 8 and 9)

Church

Concession

Single Family Residence

Lot 15
 Registered Plan No. 1024

Block "C"
 Registered Plan No. 1024

Lot 15
 Registered Plan No. 1024

Public Meeting

Council will hold a public meeting to consider the Plan of Condominium:

Date: Wednesday February 16, 2021

Time: 6:00 p.m.

Place: This will be a **virtual meeting** broadcasted on the Municipality's YouTube Channel. Details around how to view the meeting can be found on the Municipality's website at middlesexcentre.on.ca/council-meetings

You are invited to participate in the public meeting and to provide verbal and written comments regarding this matter. Additional details are below.

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. You will 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 during a Council meeting and the Mayor will keep the meeting in order and allow the applicant (or their agent), the registered public participants, and Council to speak and ask questions.

You are invited to participate in the public meeting by submitting comments and/or concerns via email to planning@middlesexcentre.on.ca in advance of the meeting, or by registering to participate in the public meeting by calling in or joining the meeting online via Zoom. Only those that register will be permitted to participate during the meeting.

To register to participate in the public meeting by phone or online by Zoom please send your request to participate no later than the 4:30pm on the Monday prior to the meeting via email to planning@middlesexcentre.on.ca and provide the following information: Your First and Last Name, the phone number that you will be calling in on, your home address with postal code, and prepared speaking notes.

If you have questions about the application we encourage you to contact the Planner directly in advance of the meeting and they may be able to answer your questions.

Speaking notes and comments received will be forwarded to Council in advance of the meeting for their information and consideration. If, for any reason, you cannot connect or you lose your connection the meeting will continue to proceed in your absence, however, Council will have your comments and concerns in advance to take into consideration.

What if I can't participate in a Public Meeting?

You can learn more about the proposed development by contacting the Planner, or by visiting the Municipality's website under Public Notices at the following link: middlesexcentre.on.ca/public-notice. You may choose to submit comments via letter or email, however at this time an email is encouraged.

You may watch the meeting on Middlesex Centre's YouTube channel, a link to which may be found on our website: middlesexcentre.on.ca/council-meeting. We try to livestream the meetings in real-time, however, from time-to-time this may not be possible due to technical issues. In these cases, the meeting will be recorded and available on the municipal YouTube channel within 48 hours.

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 51 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 Plan of Condominium.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality and/or to the County of Middlesex before the Plan of Condominium is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the County of Middlesex to the Ontario Land Tribunal,
 - b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- 3) If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Condominium, 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).

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 questions about the application or information about appeal rights, contact the planner, Marion Cabral, for the Municipality of Middlesex Centre at 519-930-1006.

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 24th day of January, 2021.



James Hutson
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR 2
Ilderton, ON N0M 2A0