



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 58) AND ZONING BY-LAW AMENDMENT (ZBA-02-2022)

Owner: Robert and Margaret Robinson
Agent: SBM Limited (Simona Rasanu)
Location: 10163 Gold Creek Drive, Concession 4 N Pt Lot 6
Roll No: 393900002037100

Purpose and Effect of the Application:

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to permit the construction of a second dwelling unit in an accessory building which is otherwise not permitted.

The purpose and effect of the Zoning By-law Amendment application is to rezone the property from the Agricultural (A1) Zone, to a site-specific Agricultural Zone (A1-x) to permit a second dwelling unit within an accessory building, and to permit an accessory building that is a single story and has a maximum gross floor area of 84.2 m² (906 ft²). The Zoning By-law amendment would continue to permit agricultural uses permitted in Section 5.1.1 of the Zoning By-law.

The Zoning By-law currently permits accessory buildings with a maximum gross floor area of the lesser of 3% lot coverage in any Agricultural Zone or 165.0 m² (1, 776 ft) of gross floor area for accessory buildings located on a lot with an area greater than 5, 000m² (1.25 ac).

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.

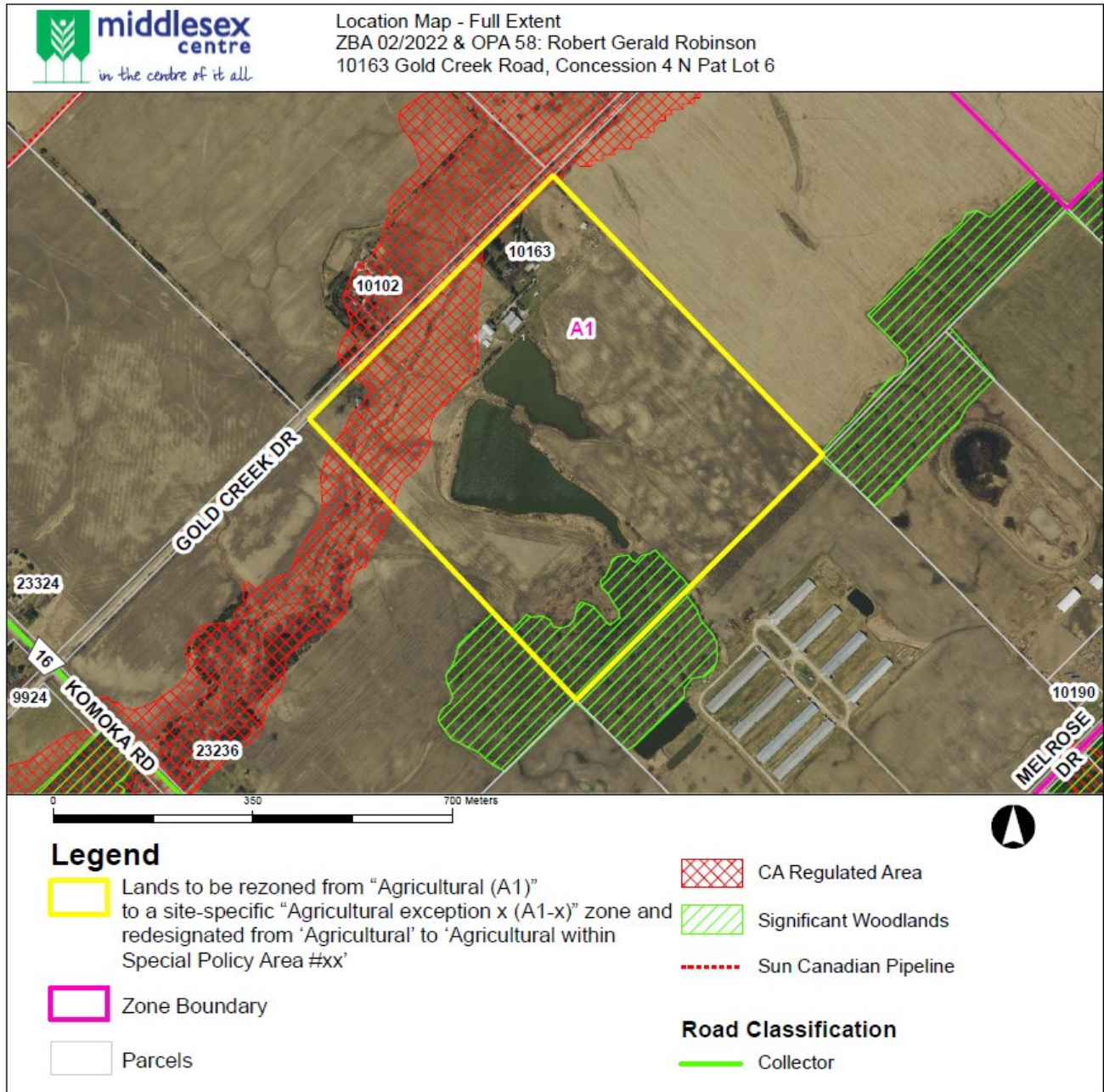
A location map and sketch of the proposed accessory building are attached to this Notice.

If you would like additional information or have any questions about the proposed application, please contact the Planner, Marion Cabral at 519-930-1006 or through email at planning@middlesexcentre.on.ca ahead of the public meeting noted below.

Description and Location of Subject Land:

The subject property has an approximate area of 41.2 hectares (101.8 ac) and is located on the south side of Gold Creek Drive and east of Komoka Road.

The subject property is legally described as Concession 4 N Pt Lot 6, Municipality of Middlesex Centre (former Township of Lobo).





ZONING DATA CHART

ITEM	ZONE	REQUIRED	PROVIDED
1	LOT AREA (sq. MIN)	40.0	41.2
2	LOT FRONTAGE (m. MIN)	300.0	603.7
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m. MIN)	0.0	31.6
4	REAR YARD AND INTERIOR SIDE YARD SETBACK (m. MIN)	N/A	N/A
5	LANDSCAPED OPEN SPACE (% MINIMUM)	3.0	606.9
6	LOT COVERAGE (% MAX)	10	84.0
			99.0
			0.5

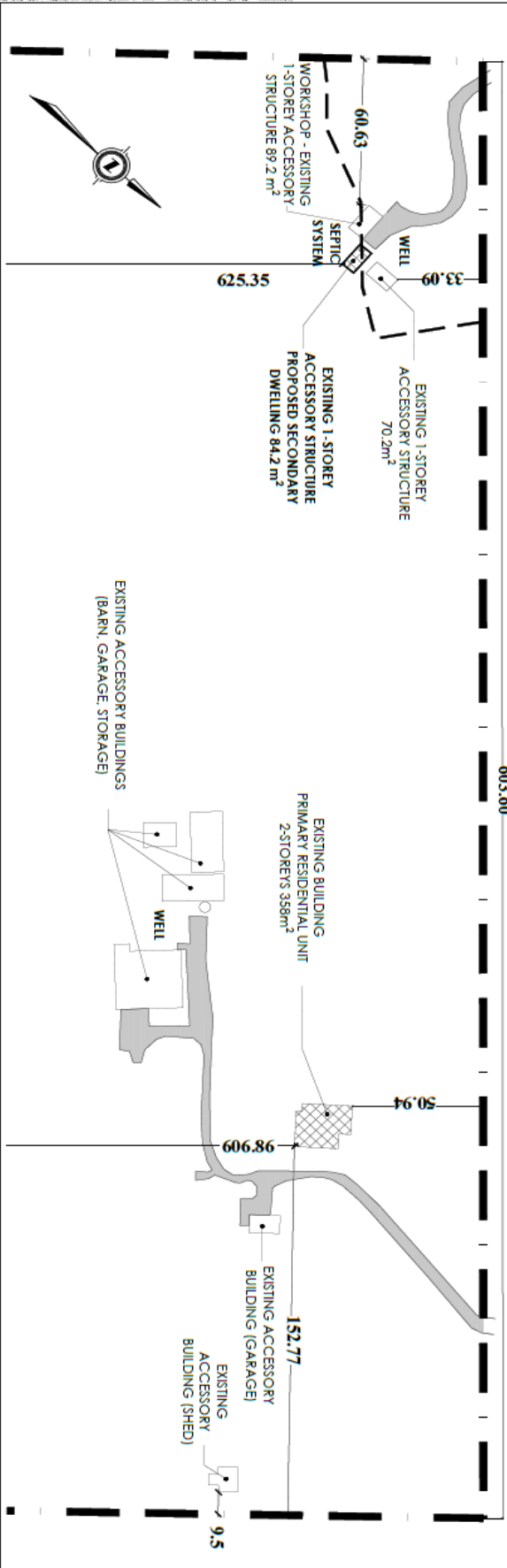
LEGAL INFORMATION

PART OF
CONCESSION 4 N
PT LOT 6
IN THE
MUNICIPALITY OF MIDDLESEX
CENTRE
COUNTY OF MIDDLESEX

THIS IS A CONCEPTUAL SITE PLAN FOR DISCUSSION PURPOSES ONLY.



KEY PLAN



NO.	DESCRIPTION	DATE	BY	FOR
1	PRELIMINARY CONSTRUCTION	2023	STRIK BALDINELLI	BOB & MARGARET ROBINSON
2	CONCEPTUAL SITE PLAN FOR DISCUSSION PURPOSES ONLY	2023	STRIK BALDINELLI	BOB & MARGARET ROBINSON

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PRELIMINARY NOT FOR CONSTRUCTION

BOB & MARGARET ROBINSON
10163 GOLD CREEK DRIVE
KINGDALE, ON
N0L 1R0

1:3200 TOP
1:800 BOTTOM

SITE PLAN - ADDITIONAL RESIDENTIAL UNIT
ADDITIONAL UNIT
10163 GOLD CREEK DRIVE
KINGDALE, ON

SP1

Public Meeting

Council will hold a public meeting to consider the Official Plan Amendment and Zoning By-Law Amendment:

Date: Wednesday April 20, 2022

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 22 and 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 proposed Official Plan and/or Zoning By-law Amendment 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 Zoning By-law Amendment application is approved or refused, and/or to the County of Middlesex before the Official Plan Amendment is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre or 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 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, Ilderton, ON N0M 2A0 or via email at planning@middlesexcentre.on.ca.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Official Plan Amendment, 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).

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 29th day of March, 2022.

A handwritten signature in black ink, appearing to read "James Hutson".

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