



NOTICE OF COMPLETE APPLICATIONS and PUBLIC MEETING

pursuant to Sections 17 and 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 53) AND ZONING BY-LAW AMENDMENT (ZBA-29-2020)

Owner: Kenneth Maes
Agent: Melanie Horton, Esher Planning Inc
Location: 9548 and 9584 Glendon Drive
Roll No: 393900002029600, 393900002029500

Purpose and Effect of Applications:

The purpose of the official plan amendment application is to extend the 'Aggregate Overlay' onto the subject lands to permit a new sand and gravel operation with proposed extraction below the established water table. The proposed annual tonnage limit is 200,000 tonnes with a total estimate resource volume of 3.7 million tonnes. The life span of the pit is expected to be 15-20 years. Once resources are extracted, rehabilitation will be undertaken leaving the final land use consisting of a large pond and shoreline areas. All existing underlying designations would remain unchanged on the lands.

The purpose of the zoning by-law amendment application is to rezone the southern portion of the lands from 'Agricultural (A1)' to 'Extractive Industrial (M4)'. The effect of the zoning by-law amendment would continue to permit agricultural uses and add aggregate extraction and processing uses including *pit, quarry, aggregate storage, and concrete batching plant*.

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.

Description and Location of Subject Land:

The subject properties have a combined area of approximately 56.32 (139.16 ac) and located on the north side of Glendon Drive (County Road 14) and on the east side of Amiens Road.

The area subject to the amendments and applications for a new sand and gravel operation is approximately 24.7 ha (61 ac) in area, with extraction proposed on 21.3 ha (52.6 ac) of the site.

The subject properties are legally described as Concession 2 S Part Lot 1 and Concession 2 S Part Lot 1 S Part Lot 2, Municipality of Middlesex Centre.

A location map of the proposed extraction site is attached to this notice.

Additional Information:

The applicant has applied for a Class "A" licence, pit below water (Category 1), to excavate aggregate from a pit of 24.7 ha (61 ac) in size. This application is for the establishment of a new pit. This licence application is reviewed and approved by the Ministry of Natural Resources and Forestry - Integrated Aggregate Operations Section.

Additional information and the status of the licence can be found on the Environmental Registry of Ontario (ERO) website citing ERO Number: 013-3156.
<https://ero.ontario.ca/notice/013-3156>

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:

Council will hold a public meeting to consider the applications:

Date: Wednesday March 24, 2021

Time: 7:00 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 applications 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 Sections 17 and 34 of the *Planning Act*, you have the following rights:

Official Plan Amendment: 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 Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, 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).

Zoning By-law Amendment: 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 Local Planning Appeal Tribunal.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, 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 or planning@middlesexcentre.on.ca.

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 applications or information about preserving your appeal rights, please 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 2nd day of March, 2021.

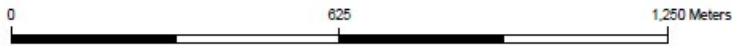
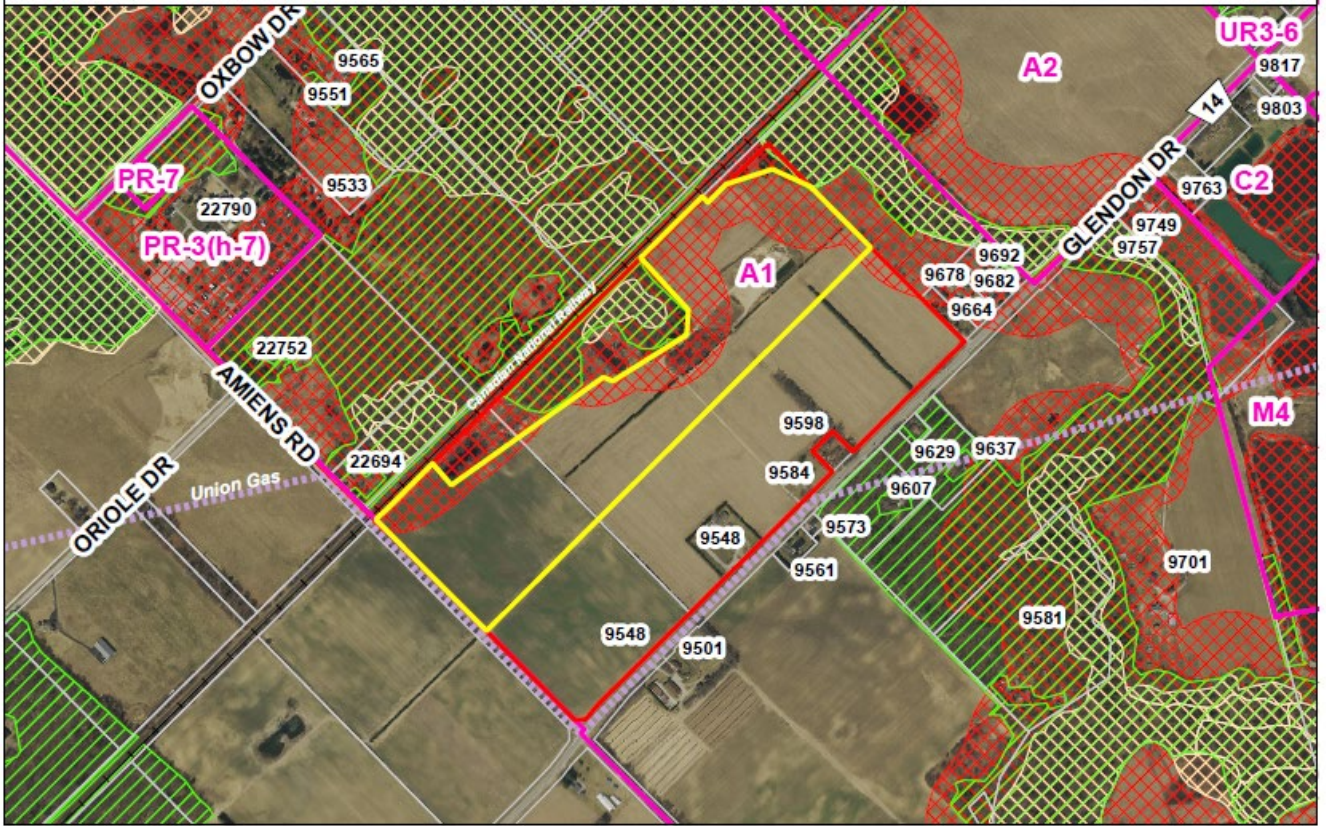


James Hutson

Clerk

Municipality of Middlesex Centre

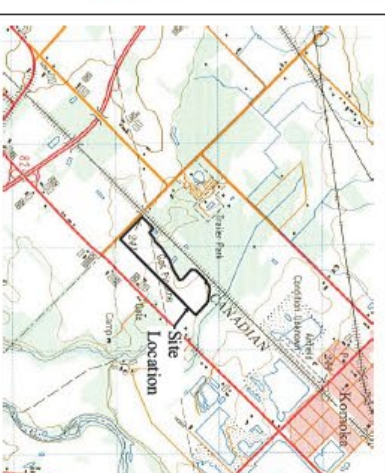
10227 Ilderton Road, RR 2, Ilderton, ON N0M 2A0






Legend

- Subject Lands
- Lands to be rezoned from 'Agricultural (A1)' to 'Extractive Industrial (M4)' and designated to 'Aggregate Overlay'
- Zone Boundary
- Parcels
- Significant Woodlands (MNHS 2014)
- CA Regulated Area
- Wetlands (MNR 2013)
- Union Gas

Figure 1: Site Location
(2016 Google Air Photo)



Scale 1:50,000
Key Plan

- Legend:**
-  Komoka Creek
 -  Farm Irrigation Pond
 -  Farm Lane

Print on 11X17, Landscape Orientation
Scale 1:5,000
November 2017

