



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

pursuant to Sections 17, 34, and 51
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR PLAN OF SUBDIVISION (39T-MC2101), OFFICIAL PLAN AMENDMENT (OPA 54) AND ZONING BY-LAW AMENDMENT (ZBA-08-2021)

Owner: Ballymote Developments Inc.
Location: 21488 Highbury Avenue North
Legally described as Concession 6 N PT LOT 8
Roll No: 393903404005300

Purpose and Effect of Applications:

The purpose of the plan of subdivision application is to create 20 buildings lots for single detached dwellings along Highbury Avenue North and Medway Road. Each lot is proposed to be approximately 0.18 ha (0.45 ac) in area, and have municipal water and private on-site septic systems. The remnant lands, approximately 31.59 ha (78.1 ac) in area, will remain agricultural and have access onto Medway Road.

The purpose of the official plan amendment application is to create a Special Policy Area to permit the development of 20 lots through a plan of subdivision on the subject land utilizing private on-site services.

The purpose of the zoning by-law amendment application is to rezone a portion of the land, proposed "lot 20", from the 'Agricultural (A1)' zone to the 'Hamlet Residential First Density (HR1)' zone.

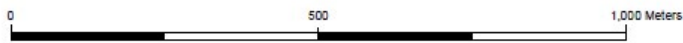
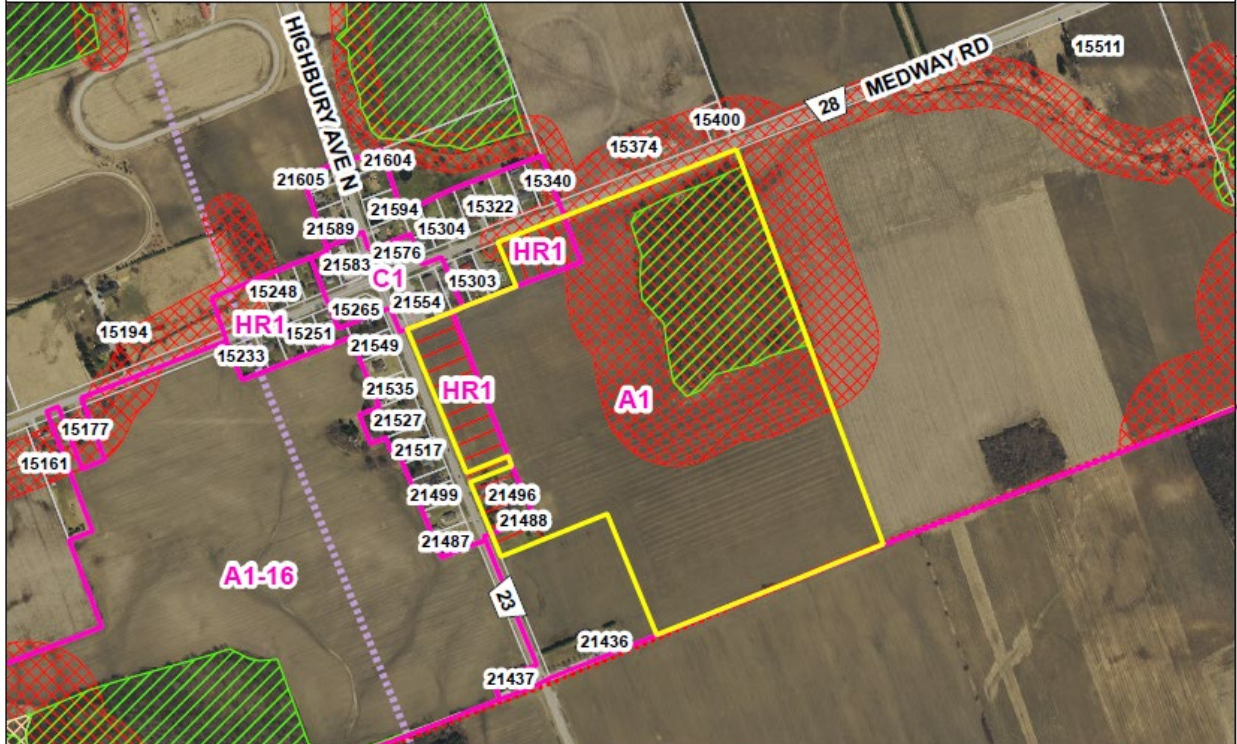
A location map and the proposed plan of subdivision are attached to this notice.

Description and Location of Subject Land:

The subject property is approximately 35.3 ha (87.2 ac) in area and located on the south side of Medway Road and on the east side of Highbury Avenue North in Ballymote. The subject land is legally described as Concession 6 N Part Lot 8, Municipality of Middlesex Centre (geographic Township of London), Middlesex County.

Additional Information:

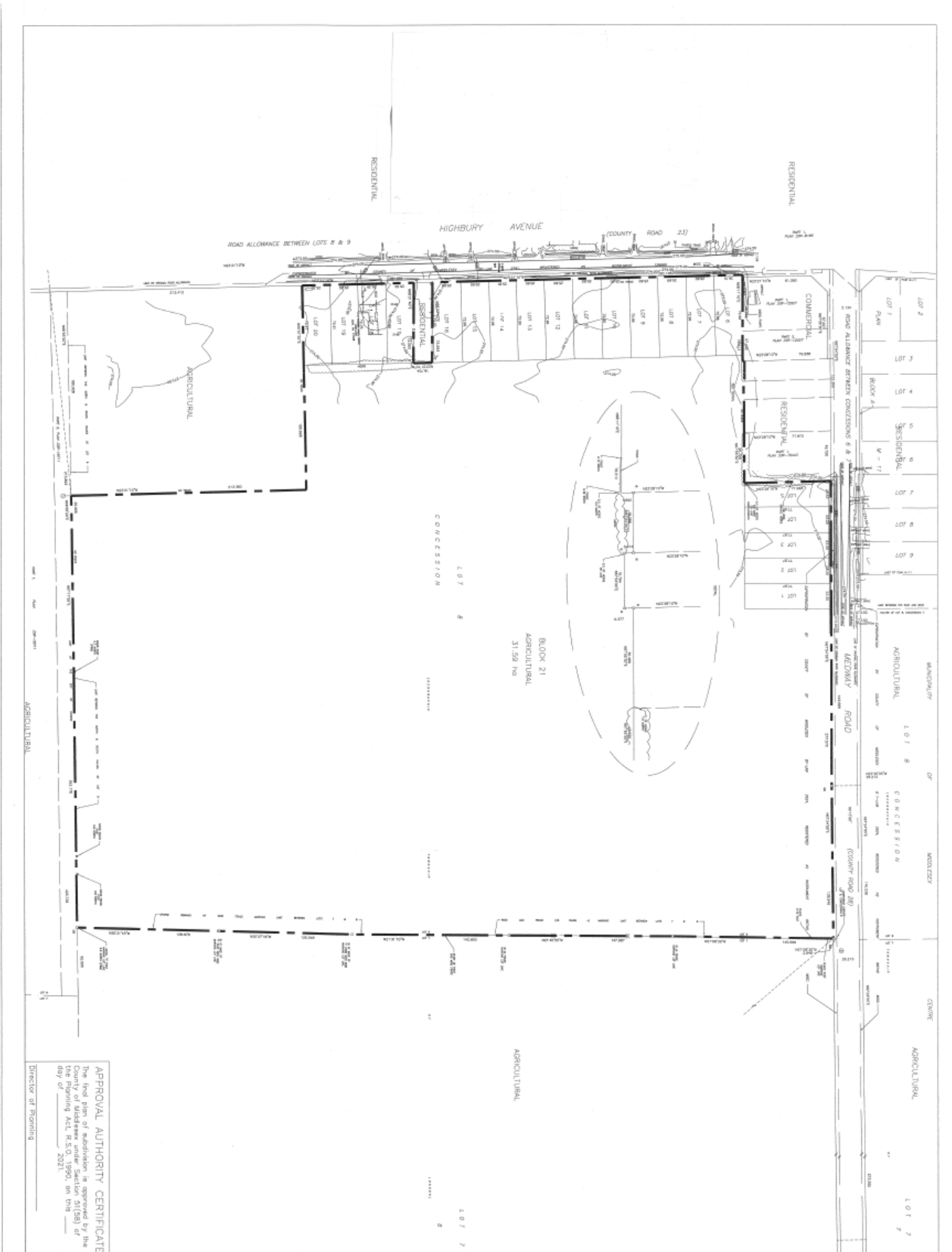
Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found via the Public Notices section of the Middlesex Centre website: <http://www.middlesexcentre.on.ca/Public/Public-Notices>



Legend

-  Subject Lands
-  Zone Boundary
-  39T-MC2101 Plan of Subdivision
-  Parcels
-  Union Gas
-  Sun Canadian
-  CA Regulated Area
-  Significant Woodlands (MNHS 2014)

Proposed Plan of Subdivision



APPROVAL AUTHORITY CERTIFICATE
 The final plan of subdivision is approved by the Director of Planning on this day of _____, 2021.

KEY PLAN



DRAFT PLAN OF SUBDIVISION

NORTH HALF OF LOT 8
 OF PART OF
 CONCESSION 6
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 MUNICIPALITY OF MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX

INFORMATION AS PRESCRIBED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A) AS SHOWN
- B) AS SHOWN
- C) AS SHOWN ON KEY PLAN
- D) RESIDENTIAL
- E) AS SHOWN
- F) AS SHOWN
- G) AS SHOWN
- H) MUNICIPAL WATER
- I) CLAY TO SILTY CLAY
- J) AS SHOWN
- K) AS SHOWN
- L) AS SHOWN

PROPOSED LAND USES AND AREAS

RESIDENTIAL (LOTS 1-20)
 RESIDENTIAL (BLOCK 21)
 TOTAL SITE AREA: 3,688 m² (35,278 s.f.)

OWNER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DRAFT PLAN OF SUBDIVISION

Mark Saylor
 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND SHOWN ON THIS PLAN ARE CORRECTLY SHOWN ON THIS PLAN.

DATE: *March 22/21*

NO.	REVISION	DATE	INITIAL

21488 Highbury Ave



BRUICK DEVELOPMENT GROUP
 386 GERRARD STREET EAST, LONDON, ON, M4A 1V7
 DATE: FEBRUARY 22, 2021 SCALE: 1:1,000

Public Meeting

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

Date: Wednesday May 26, 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 17, 34 and 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 Subdivision, Official Plan Amendment, 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 Plan of Subdivision and/or 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 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, 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 Plan of Subdivision and/or 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).

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 5th day of May, 2021.



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