



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-CDM2103)

Owner: South Winds Development Co. Inc.
Agent: Carol Wiebe (MHBC Planning)
Location: Legally described as Concession 1, Part of Lots 7 and 8
(Geographic Township of Lobo)
Roll No: 393900002002503

Purpose and Effect of Applications:

The purpose of the plan of condominium application is to create twenty-two (22) lots for single detached dwelling units within a vacant land condominium. The development plan proposes a single driveway access off Edgewater Boulevard, and contains common elements consisting of landscaped areas, a private roadway, and amenity areas. The development is proposed to connect to full municipal services.

The plan of condominium will also provide legal access to the Municipality for the purposes of maintaining the sanitary pumping station located in the centre of the proposed development. Additionally, an access road adjacent to Unit 7 is proposed to allow the Municipality to access lands adjacent to the Thames River for infrastructure maintenance.

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

Description and Location of Subject Land:

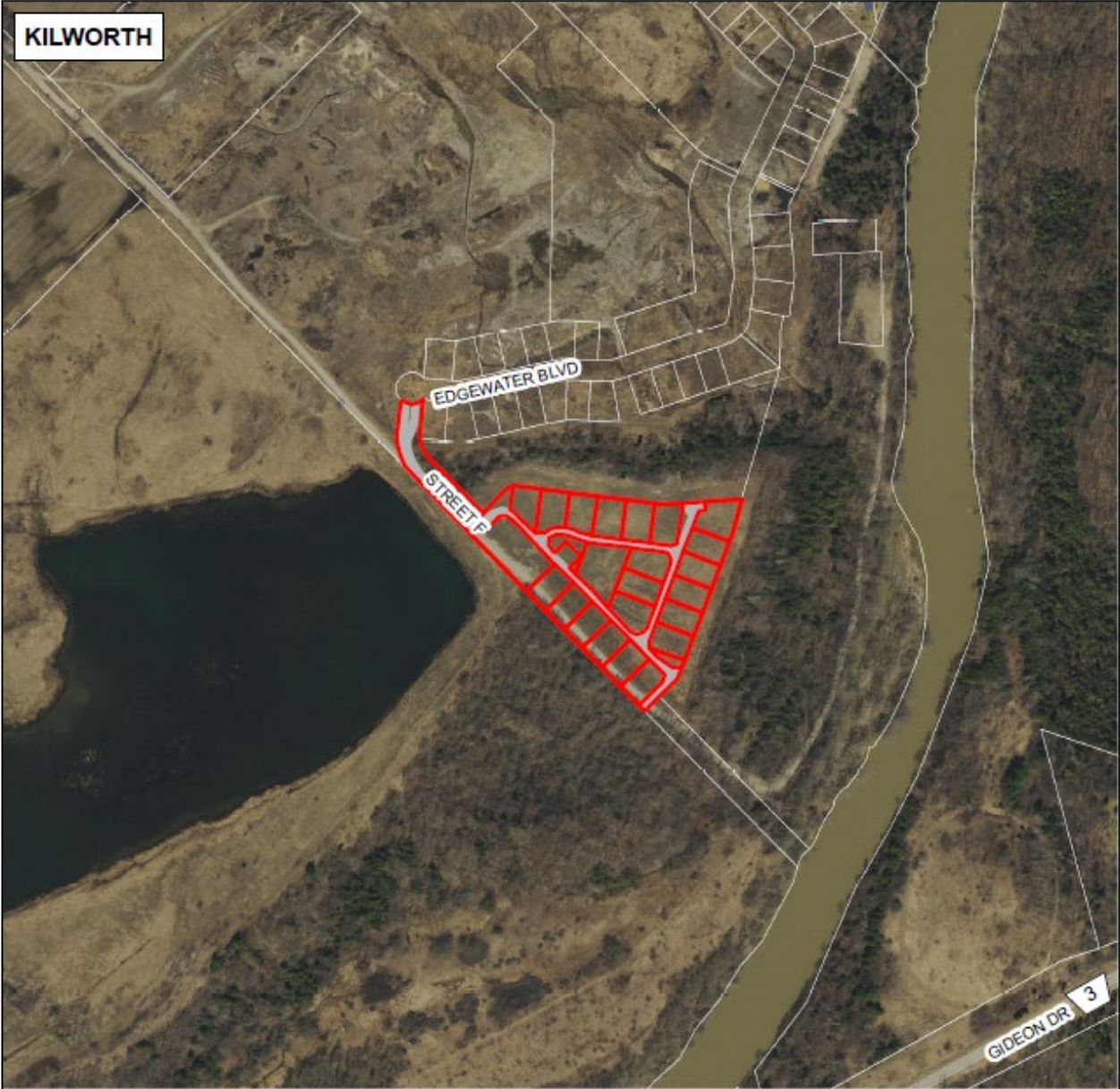
The subject property is approximately 3.466 ha (8.56 ac) in area and located on Edgewater Boulevard south of Glendon Drive and south of the Crestview Drive and Westbrook Drive intersection. The lands are part of the future phases of development within the Edgewater subdivision. The subject lands are generally described as Part of Lots 7 and 8, Broken Front Concession 1 (geographic Township of Lobo), Municipality of Middlesex Centre, County of Middlesex. These lands are more specifically referred to as Parts 1 through 22 inclusive, on Reference Plan 33R- 21111.

Other Applications:

Site Plan Control – SPA11-2021

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:
Proposed Plan of Condominium
South Winds Development Co. Inc.
Municipality of Middlesex Centre

File Number:
39T-MC-CDM2103

Prepared by: Planning Department
The County of Middlesex, November 23, 2021.



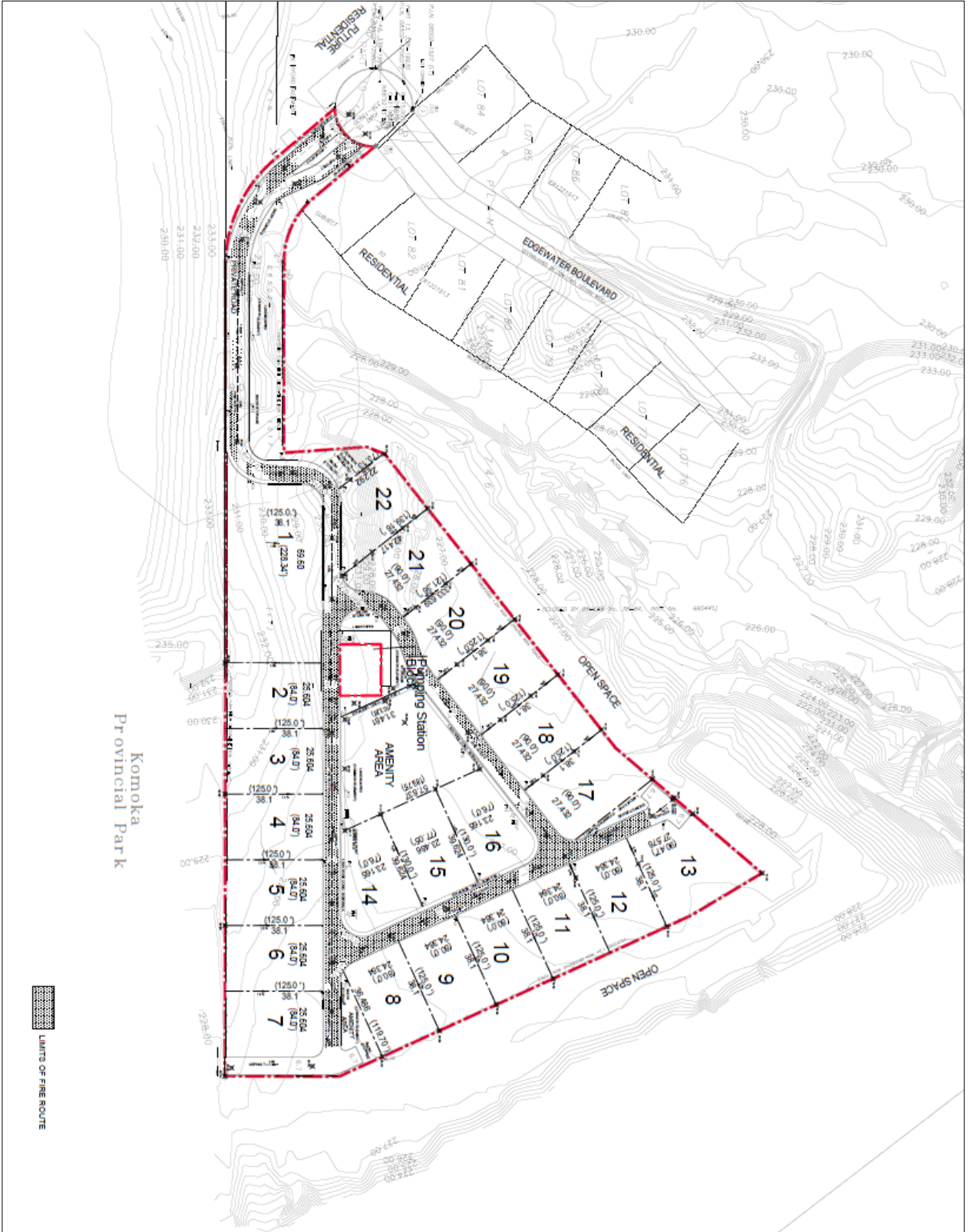
LEGEND

 Subject Lands



1:5,500
0 150 300
Meters

Proposed Plan of Condominium



SITE PLAN

PART OF LOT 7, CONCESSION 1
 PART OF ORIGINAL ROAD ALLOWANCE BETWEEN
 CONCESSION 1 AND BROKEN FRONT CONCESSION
 PART OF ORIGINAL ROAD ALLOWANCE BETWEEN
 CONCESSION 1 AND BROKEN FRONT CONCESSION
 PART OF ORIGINAL ROAD ALLOWANCE BETWEEN
 CONCESSION 1 AND BROKEN FRONT CONCESSION
 MUNICIPALITY OF MIDDLESEX

KEY PLAN



SITE DATA

PROPOSED USE	RESIDENTIAL	PROPOSED	3480 SQ.M.
TOTAL UNITS	22	URBAN-11	21.4 m
ZONE	URB-11	INSULATED	480 m ²
ISOLATION	480 m ²	MINIMUM LOT AREA	15.0m
MINIMUM LOT AREA	15.0m	MINIMUM FRONT YARD SETBACK	6.0 m
MINIMUM FRONT YARD SETBACK	6.0 m	MINIMUM SIDE YARD SETBACK	6.0 m
MINIMUM SIDE YARD SETBACK	6.0 m	MINIMUM REAR YARD SETBACK	6.0 m
MINIMUM REAR YARD SETBACK	6.0 m	MINIMUM HEIGHT	12.0 m
MINIMUM HEIGHT	12.0 m	MINIMUM FLOOR AREA	2800 SQ.M.
MINIMUM FLOOR AREA	2800 SQ.M.	MINIMUM LOT COVERAGE	44%
MINIMUM LOT COVERAGE	44%	MINIMUM STREET PAVEMENT	4.4 m
MINIMUM STREET PAVEMENT	4.4 m	MINIMUM OFF-STREET PARKING	2 SPACES
MINIMUM OFF-STREET PARKING	2 SPACES	MINIMUM OFF-STREET PARKING	4.4 m

SITE DATA

CONCRETE	100%
ASPHALT	100%
GRAVEL	100%
CLAY	100%
SAND	100%
SHALE	100%
SLATE	100%
BRICK	100%
GLASS	100%
STONE	100%
WOOD	100%
PLASTER	100%
PAINT	100%
ROOFING	100%
MECHANICAL	100%
ELECTRICAL	100%
PLUMBING	100%
HEATING	100%
Cooling	100%
Lighting	100%
Acoustics	100%
Fire Protection	100%
Security	100%
Accessibility	100%
Environmental	100%
Historical	100%
Cultural	100%
Archaeological	100%
Geological	100%
Hydrological	100%
Soil	100%
Vegetation	100%
Wildlife	100%
Heritage	100%
Archaeological	100%
Historical	100%
Cultural	100%
Archaeological	100%
Historical	100%
Cultural	100%

LIMITS OF SITE PLAN

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MBBC PLANNING
 20145 BRIDGE ROAD, SUITE 201
 BRIDGEVILLE, ONTARIO N0C 1E0
 WWW.MBBPLAN.COM

Date: September 30, 2021
 Drawn By: LM
 File Name: 1720
 Page No.: 00/07

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:

In addition to the applications noted in this Notice, the applicant has also applied for Site Plan Approval (File: SP11-2021)

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