



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
pursuant to Section 51
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR DRAFT PLAN OF CONDOMINIUM

Owner: 2638477 Ontario Limited
Agent: Monteith Brown Planning Consultants (c/o Jay McGuffin)
Location: Doan Drive (PLAN 33M801 BLK 126)
Roll No: 393900002004426

Public Meeting

Council will hold a public meeting to consider the Draft Plan of Condominium. The details are as follows:

Date: September 21, 2022
Time: 6:00 p.m.
Place: This will be a **hybrid in-person/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

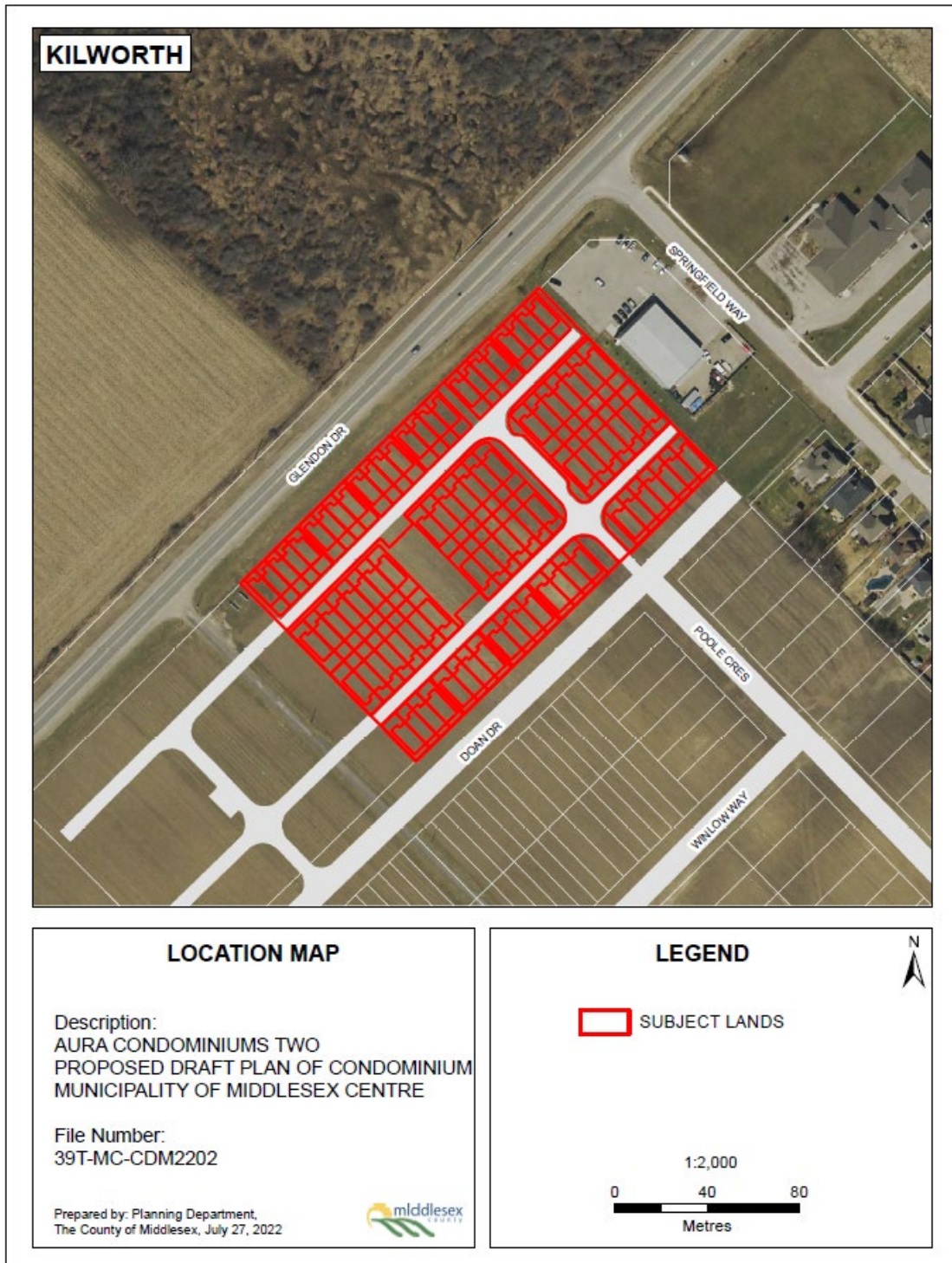
Purpose and Effect of the Application

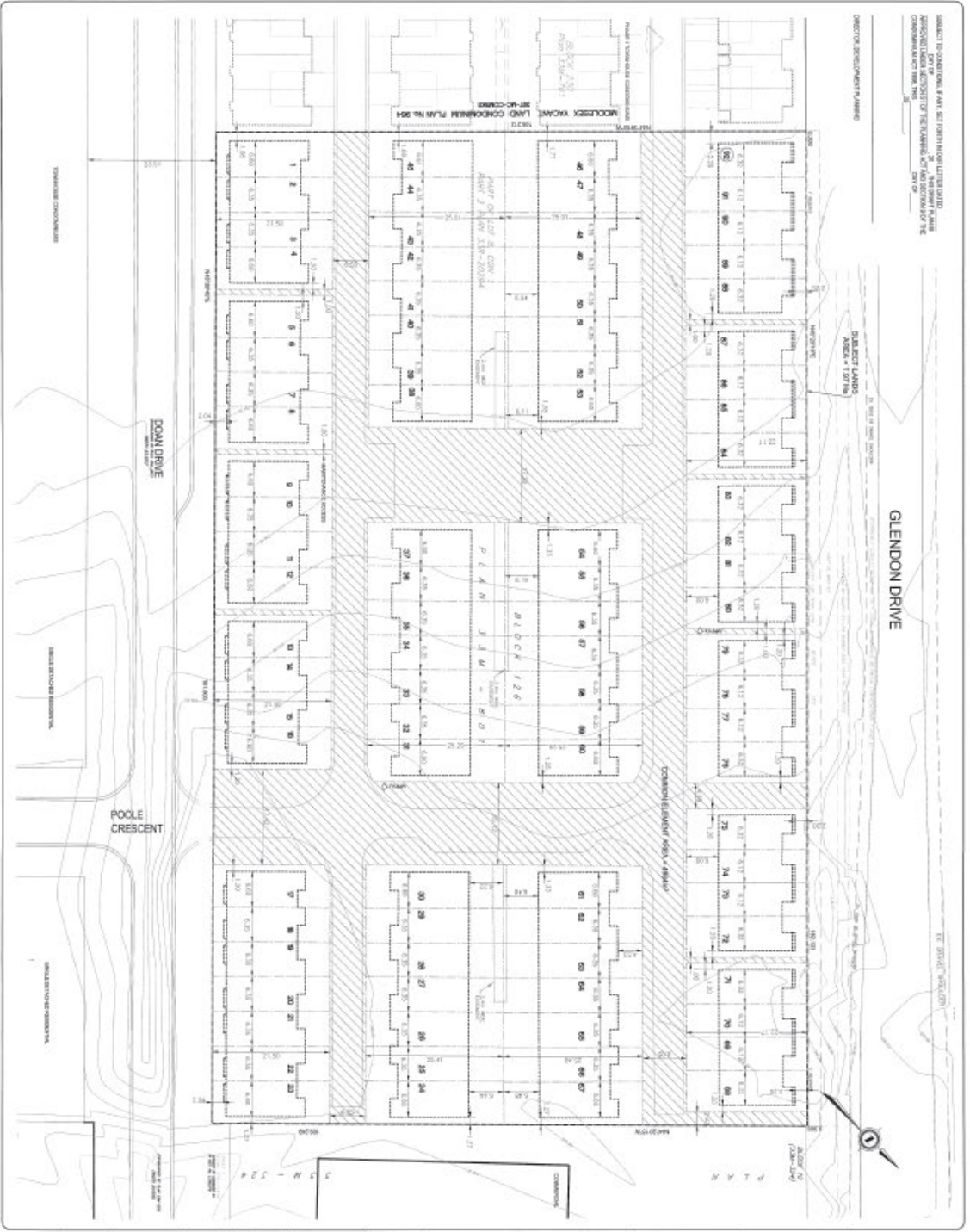
The Municipality is seeking input on a development application within 120 metres of your property. The Draft Plan of Condominium would create 92 townhouse dwelling units within a condominium on the north side of Doan Drive and west of Springfield Way. The location map and proposed plan are attached to this notice.

The applicant has requested an exemption from the full condominium approval process as set out in the *Planning Act* and as provided for by the *Condominium Act*. Given the plan of subdivision, site plan approval, and rezoning processes that have been undertaken, the exemption allows the proposed condominium development move through the condominium approval process quicker without the standard review since development matters have been addressed. This would allow the applicant to proceed to final plan approval since typical draft plan approval matters can be appropriately addressed by another land use planning process such as the proposed site plan, approved zoning by-law amendment, and the underlying and already approved plan of subdivision (Files: SP07-2022, ZBA-21-2019, 39T-MC1301).

Description and Location of the Subject Lands

The subject property is approximately 1.977 (4.86 ac) in area and is located on the south side of Glendon Drive and north side of Doan Drive, and west of Springfield Way. The land is legally described as Plan 33M801 BLK 126, Municipality of Middlesex Centre.





PROJECT LOCATION: 4441 10TH AVENUE NORTH
 CITY: ALBUQUERQUE, NM 87112
 PROJECT NAME: AUSA CONDOMINIUMS PHASE 2
 DRAWING NO.: 2024-001

GLENDON DRIVE

DOAN DRIVE

POOLCE CRESCENT

Monteith + Brown
 planning consultants
 1010 UNIVERSITY AVENUE, SUITE 1000, ALBUQUERQUE, NM 87102
 TEL: (505) 243-1111 FAX: (505) 243-1112

DRAFT PLAN OF VACANT LAND CONDOMINIUM

PROJECT NO. 2024-001
 SHEET NO. 001 OF 001

DATE: 04/18/2024

DESIGNER: [Signature]

CHECKER: [Signature]

SCALE: AS SHOWN

DATE: 04/18/2024

PROJECT NO. 2024-001

SHEET NO. 001 OF 001

DATE: 04/18/2024

DESIGNER: [Signature]

CHECKER: [Signature]

SCALE: AS SHOWN

DATE: 04/18/2024

PROJECT NO. 2024-001

SHEET NO. 001 OF 001

DATE: 04/18/2024

DESIGNER: [Signature]

CHECKER: [Signature]

SCALE: AS SHOWN

DATE: 04/18/2024

PROJECT NO. 2024-001

SHEET NO. 001 OF 001

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DESIGNER: [Signature]

CHECKER: [Signature]

SCALE: AS SHOWN

DATE: 04/18/2024

PROJECT NO. 2024-001

SHEET NO. 001 OF 001

DATE: 04/18/2024

DESIGNER: [Signature]

CHECKER: [Signature]

SCALE: AS SHOWN

DATE: 04/18/2024

PROJECT NO. 2024-001

RESKAYT ONIHO LIMITED
 400 PEARSON DRIVE
 ALBUQUERQUE, NM 87102
 TEL: (505) 243-1111 FAX: (505) 243-1112

Draft Plan

AUSA CONDOMINIUMS PHASE 2

ALBUQUERQUE, NM

DATE: 04/18/2024

PROJECT NO. 2024-001

SHEET NO. 001 OF 001

DATE: 04/18/2024

DESIGNER: [Signature]

CHECKER: [Signature]

SCALE: AS SHOWN

DATE: 04/18/2024

PROJECT NO. 2024-001

SHEET NO. 001 OF 001

About the Public Meeting

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 via a brief presentation, ask questions, and/or make statements either in favour of, or in opposition to the proposal. If you have questions about the application, we encourage you to contact the Planner directly in advance of the meeting as they may be able to answer your questions.

How to Participate in the Public Meeting

- 1) **VIEW THE MEETING** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.
- 2) **SUBMIT WRITTEN COMMENTS** to the Municipal Clerk at clerk@middlesexcentre.ca and the County of Middlesex Clerk (mivanic@middlesex.ca).

Comments will form part of the public record and will be circulated to Council and staff. Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre and County of Middlesex regarding this application, your name, contact information, and communications may become party of the public record that will be available to the general public, pursuant to the *Planning Act* and the *Municipal Freedom of Information and Protection and Privacy Act*.

- 3) **SPEAK TO COUNCIL** remotely by pre-registering with the Planning Department by emailing planning@middlesexcentre.ca. Upon receipt of your email, you will receive a reply with instructions for obtaining your unique Zoom link in order to participate in the Public Meeting.
- 4) **ATTEND THE MEETING IN PERSON** at the Middlesex Centre Municipal Office. Any members of the public who wish to speak to an application will be given the opportunity to do so.

How to Stay Informed

If you wish to be notified of the decision of 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). For more information about this application, including information about appeal rights, please contact the County planner Marion Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@middlesex.ca.

Other Information

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to County of Middlesex before a decision is made on the application, the person or public body is not entitled to appeal the decision County of Middlesex to the Ontario Land Tribunal.

Other Planning Act Applications:

SPA-07-2022 (site plan control)

If you are aware of any persons affected by this application 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 30th day of August, 2022.

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