



NOTICE OF RED-LINE REVISION APPLICATION

pursuant to Section 51
of the *Planning Act*, R.S.O. 1990, as amended

REVISED APPLICATION FOR PLAN OF CONDOMINIUM (39T-MC-CDM2002)

Owner: 10919 Longwoods Road Inc.
Agent: LDS Consultants Inc.
Location: 10915, 10929 and 11157 Longwoods Road (County Road 2)
Roll No: 393901902005730

Purpose and Effect of the Application:

The County of Middlesex has received a revised plan of condominium application for the lands known 10915, 10929 and 11157 Longwoods Road. Previously the County draft approved a plan of condominium with conditions that proposed 15 lots for light industrial uses and a block for a stormwater management pond.

The revised plan of condominium application proposes 18 lots for light industrial uses and a block for a stormwater management pond. The proposed private road (common element) will continue to have a single access to Longwoods Road (County Road 2) east of Martin Road, however, it will loop around the property which changes the lotting pattern.

The proposed plan of condominium is attached to this Notice.

In accordance with Section 51(19.1) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, the County of Middlesex being the approval authority for draft plans of condominium has deemed the application for draft plan of condominium to be complete for the purposes of Sections 51(17) and 51(18) of the *Planning Act*.

Description and Location of Subject Land:

The subject property is approximately 6.64 ha (16.41 ac) in area and located on the south side of Longwoods Road and east of Martin Road. The subject property is legally described as Concession 1 Part Lo 6 RP 33R17432 Part 9, geographic Township of Delaware, Municipality of Middlesex Centre.

A location map is attached to this Notice.

Public Meeting:

No Public Meeting will be held. However, the Municipality and County will accept written

comments from members of the public and stakeholders between Monday February 5, 2024 and Monday February 26, 2024.

Please send written comments to Middlesex Centre (planning@middlesexcentre.ca) and Middlesex County (clerk@middlesexcentre.ca); or by mail or in-person at 1 Tunks Lane, Komoka, ON, N0L 1R0.

Other Planning Act Applications:

None.

Other Information:

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the specified person or public body is not entitled to appeal the decision of the County of Middlesex to the Ontario Land Tribunal.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the specified 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.

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 information about preserving your appeal rights, please contact the Municipality of Middlesex Centre at 519-666-0190 or the County of Middlesex, Planning Department at 519-434-7321. If you are aware of any specified 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 1st day of February, 2024.



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

DELAWARE



LOCATION MAP


Description:
Proposed Plan of Condominium
Municipality of Middlesex Centre

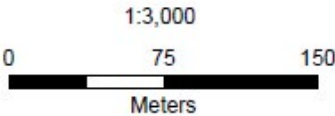
File Number:
39T-MC-CDM2002

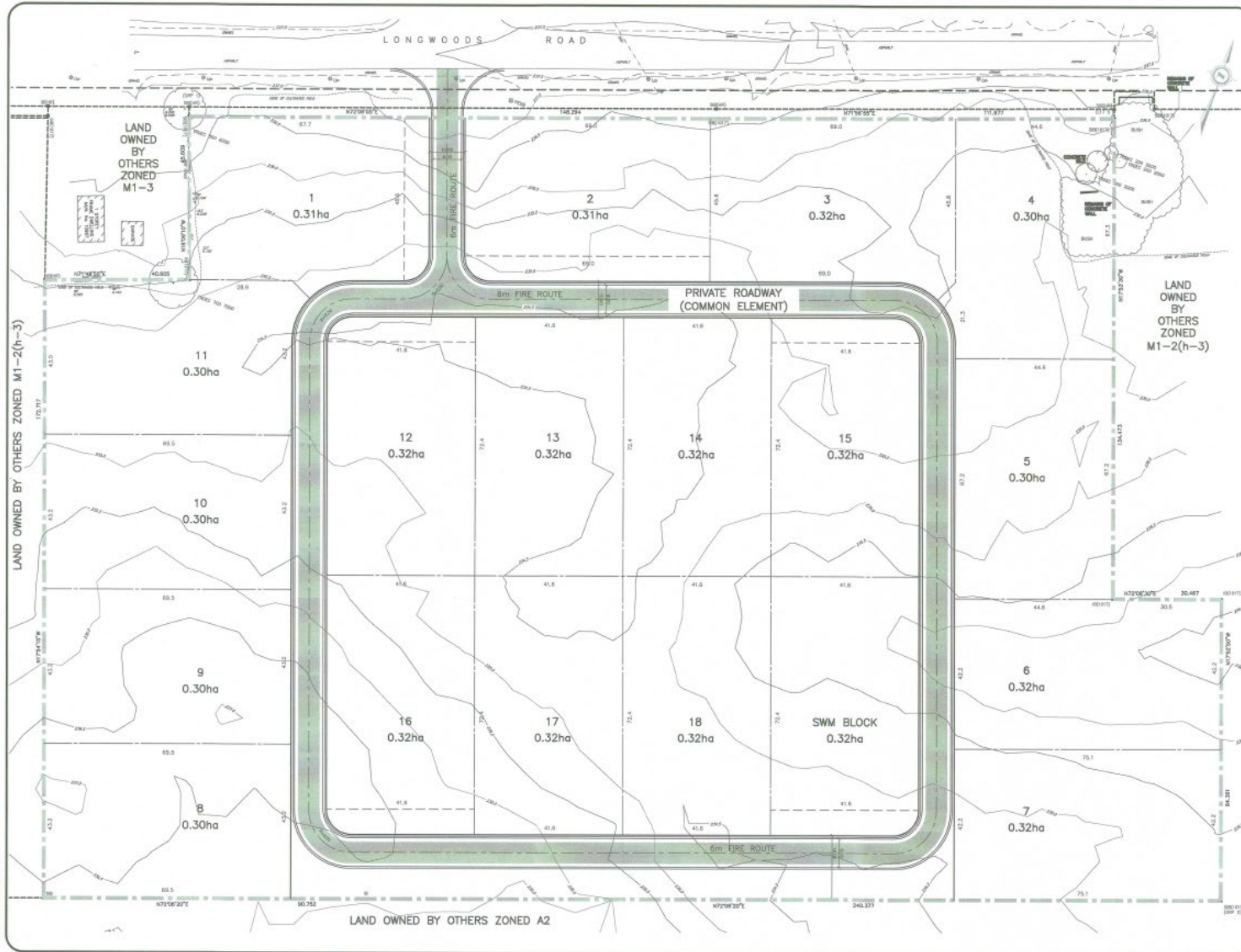
Prepared by: Planning Department
The County of Middlesex, January 24, 2024.



LEGEND

 Subject Lands





DRAFT PLAN OF VACANT LAND CONDOMINIUM

PART OF LOT 6
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF DELAWARE)
COUNTY OF MIDDLESEX



OWNER'S CERTIFICATE
I HEREBY AUTHORIZE LDS CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: 18-11-23
I have the authority to bind the Corporation
D. J. ROSS
PRESIDENT
10918 LONGWOODS ROAD INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: Dec 4 2023
D. R. LEWIS
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P. 13
A. AS SHOWN B. AS SHOWN C. AS SHOWN
D. LIGHT INDUSTRIAL E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL WATER AND CLAY
J. AS SHOWN K. MUNICIPAL WATER L. AS SHOWN SERVICE ONLY

LAND USE SCHEDULE
SITE AREA: 8.864 ha (22142.88 sq.m.)
TOTAL NUMBER OF UNITS: 18 LIGHT INDUSTRIAL UNITS
PARKING SPACES: 0 TOTAL BUILDING COVERAGE: 2.7 INDUSTRIAL UNITS / ha
DENSITY:

DESCRIPTION	AREA	UNITS	DENSITY
LIGHT INDUSTRIAL	1 - 18	18	2.04
ROAD CORRIDOR			0.72
SWM POND			0.92
TOTAL		18	2.68



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