



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

pursuant to Sections 22 and 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 64) AND ZONING BY-LAW AMENDMENT (ZBA-02-2024)

Owner: Arjang Yazdani and Carol Yazdani
Agent: Brock Development Group (c/o Michelle Doornbosch)
Location: 2312 Sunningdale Road, Concession 6 S Pt Lot 28
Roll No: 393903406002700

Public Meeting

Council will hold a Public Meeting to consider the Official Plan Amendment and Zoning By-law Amendment. The details are as follows:

Date: May 22, 2024

Time: 5:30 p.m.

Place: This will be an **in-person and virtual meeting** broadcasted on the Municipality's YouTube Channel. For 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 Applications

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to permit the construction of an additional residential unit in an accessory building which is otherwise not permitted.

The purpose and effect of the Zoning By-law Amendment application is to rezone the property from the "Agricultural (A1)(t-1)" Zone, to a new site-specific "Agricultural exception (A1-x)(t-1)" to permit an additional residential unit within an accessory building, to locate an accessory building in the front yard, and to permit an accessory building that is a single story and has a maximum gross floor area of approximately 204.4 m² (2,200 ft²) or 49% of the floor area of the principle dwelling. The Zoning By-law amendment would continue to permit agricultural uses permitted in Section 5.1.1 of the Zoning By-law.

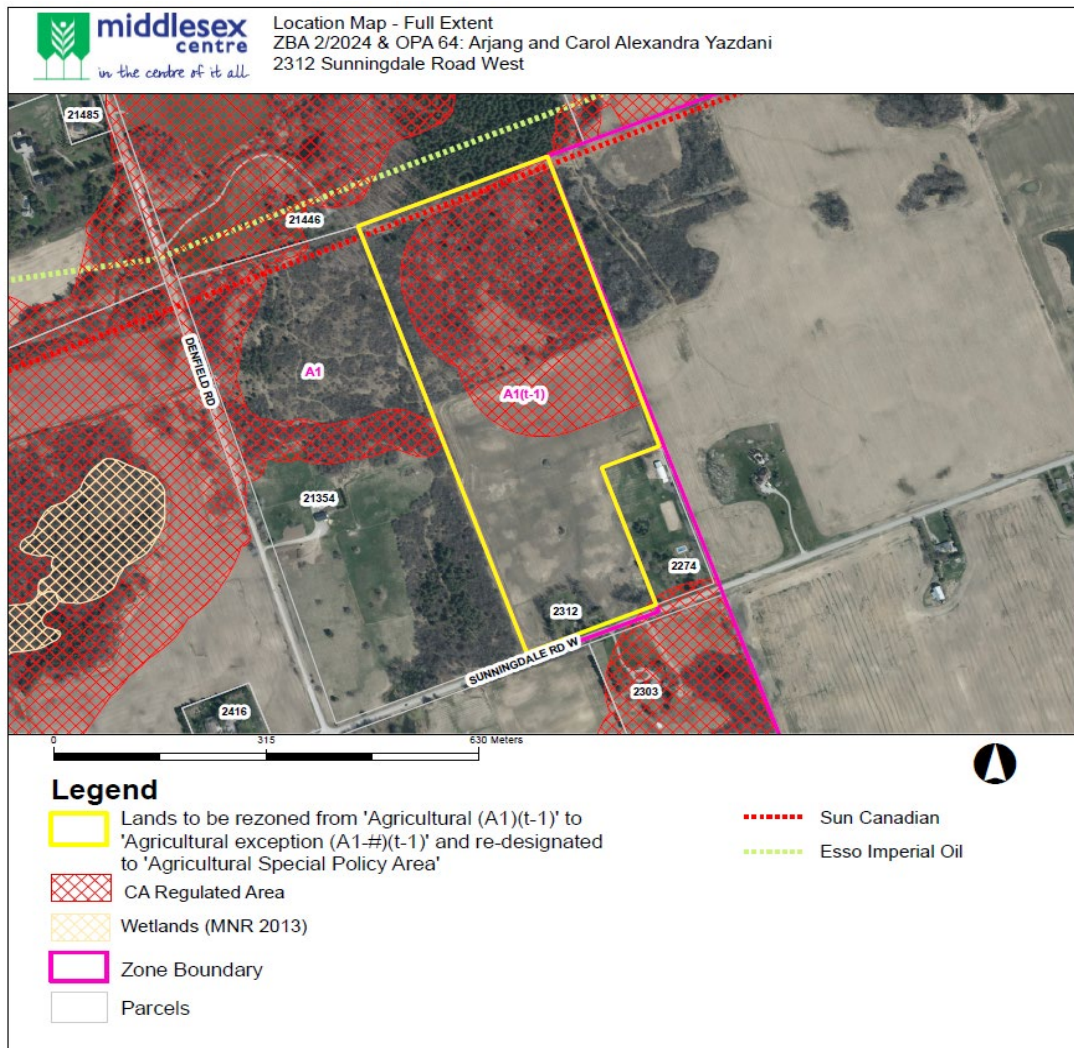
In accordance with Sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

Proposal Summary

Requirements	Relief Requested
<p><u>Agricultural (A1)</u> - 1 single detached dwelling permitted on a property. No additional residential units are permitted within un-serviced areas.</p> <p><u>Accessory Uses and Buildings</u> - Accessory Buildings must be located in the side or rear yard and have a floor area less than 165.0 m² (1, 776 ft²)</p>	<p><u>Agricultural exception (A1-x)</u> - To permit 1 single detached dwelling and 1 additional residential unit within an accessory building - To locate the accessory building within the front yard - To permit an accessory building with a size of approximately 204.4 m² (2,200 ft²)</p>

Description and Location of Subject Land:

The subject property has an approximate area of 18.2 ha (45 ac) and is located on the north side of Sunningdale Road, east of Denfield Road and abutting the City of London municipal boundary (east).-The subject property is legally described as Concession 6 S Pt Lot 28, Municipality of Middlesex Centre (former Township of London).



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 applications, 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. 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 regarding these applications, 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 Ilderton Community Centre (13168 Ilderton Rd). Any members of the public who wish to speak to an application(s) will be given the opportunity to do so.

How to Stay Informed

If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre regarding the proposed applications, you must make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 1 Tunks Lane, Komoka, ON, N0L 1R0, or by email at clerk@middlesexcentre.ca. For more information about these applications, 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.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed 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).

Other Information

Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment and/or Official Plan Amendment applications.

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 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 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 Board, there are reasonable grounds to do so.

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

If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or County before a decision on the applications is made, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Other Planning Act Applications:

ZBA-11-2021 – Temporary Use Zone to temporarily permit 2 single detached dwellings until July 14, 2024 for the purposes of constructing a new single family home while residing in the existing home.

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 advise them.

DATED at the Municipality of Middlesex Centre this 25th day of April, 2024.



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