



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
pursuant to Section 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-4-2024)

Owner: G-Lover Holdings Inc (c/o James Glover)

Agent: Monteith Brown Planning Consultants Ltd. (c/o Benita Senkevics)

Location: 101 Queen Street

Roll No: 393900005015903

Public Meeting

Council will hold a public meeting to consider the Zoning By-law Amendment. The details are as follows:

Date: June 19, 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 Application

The Municipality is seeking input on a development application within 120 metres of your property.

The purpose of the Zoning By-law Amendment application is to rezone the property from 'Existing Use (EU-3)' to a new site-specific 'Light Industrial (M1)' zone to permit light industrial uses, laboratory, a warehouse, and accessory uses (office, open storage, retail store). The application also seeks to reduce the Minimum Front Yard Setback from 12 m to 7 m.

The effect of the application is to establish a self-storage facility on the lands. A preliminary concept plan is attached to this Notice.

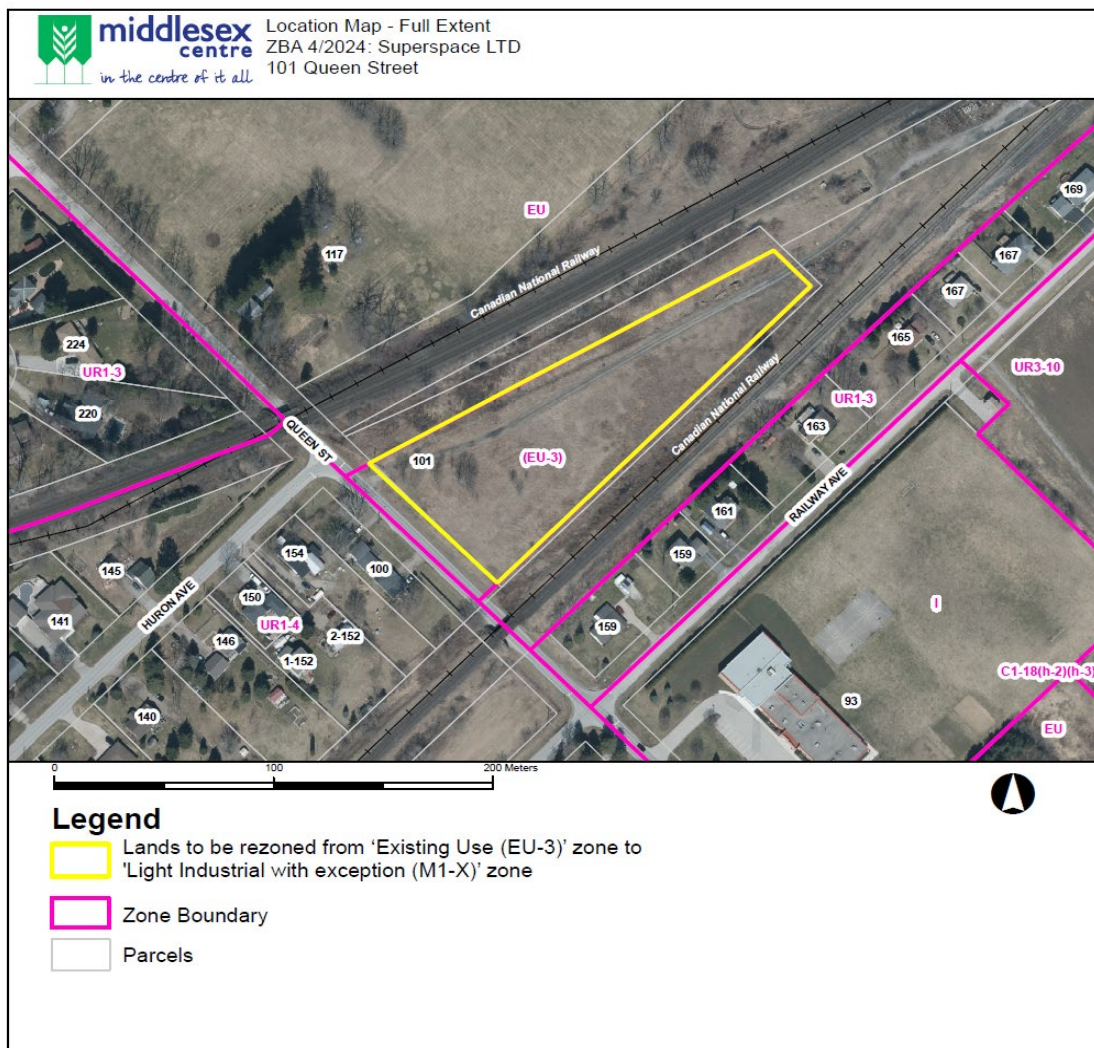
In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Proposal Summary

Existing EU-3 Zone	Proposed Light Industrial (M1) Zone
<p>Permitted Uses:</p> <p>No land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for any use existing as of the date of the passing of this By-law.</p>	<p>Permitted Uses:</p> <p>accessory use industrial use (light) laboratory office as an accessory use open storage as an accessory use retail store as an accessory use warehouse</p>
	Front Yard Depth – 7 m

Description and Location of the Subject Lands

The subject property is located on the east side of Queen Street, east of Komoka Road and north of Glendon Drive. The land is legally described as Concession 2 PT Lot 6 RP 33R21400 Part 1, Municipality of Middlesex Centre (geographic Township of Lobo), County of Middlesex, and is municipally known as 101 Queen Street.



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. 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 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 Ilderton Community Centre. 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 Council of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.ca. 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 the Municipality of Middlesex Centre before the application is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting or make written submissions to the Municipality of Middlesex Centre before the application is passed, 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-05-2023 – Approved May 17, 2023

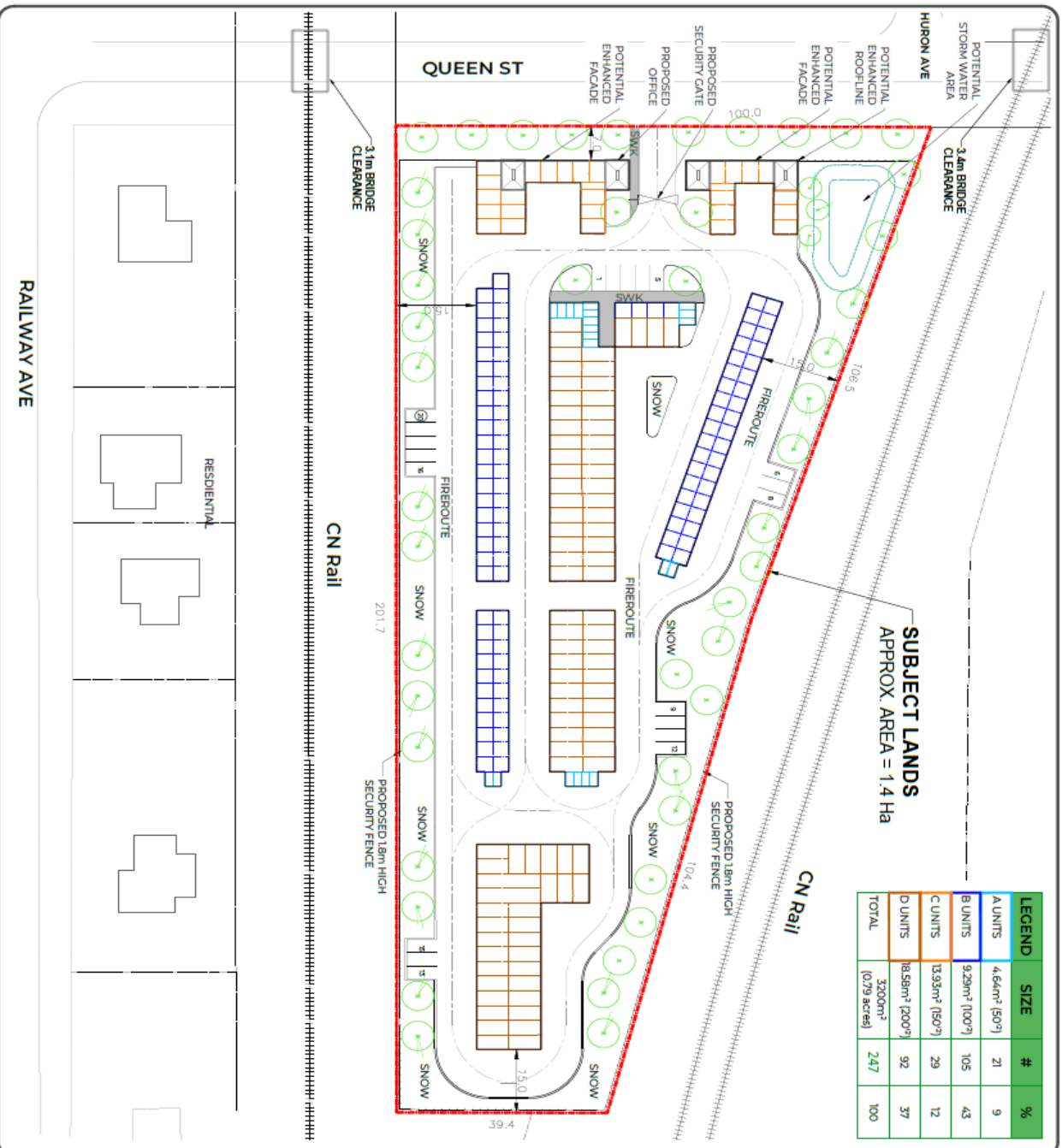
B-20-2021 – Conditionally Approved July 20, 2022

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 27th day of May, 2024.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is written in a cursive style with a large initial "J" and "H".

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



LEGEND	SIZE	#	%
A UNITS	4,64m ² (50'x)	21	9
B UNITS	9,29m ² (100'x)	105	43
C UNITS	33,93m ² (150'x)	29	12
D UNITS	8,59m ² (200'x)	92	37
TOTAL	52,00m ² (0,79 acres)	247	100



Monteith + Brown
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 519.882.8300 WWW.MBPC.CA

Official Plan Designation

Settlement Employment

Section 55.2 Permitted Uses:
 Industrial uses including manufacturing, processing, assembling, wholesaling, warehousing, distributing, repair and servicing and storage of goods and materials

REG	EU-3	Concept	M1
Permitted Uses	Existing Warehouse	Warehouse (Self-Storage)	Ware house
Lot Frontage	100m	100m	25m
Lot Area (min.)	14 Ha	14 Ha	0.3 Ha
Front Yard Depth (min.)	7m	7m	12m
Interior Yard Width (min.)	15m	12m & 6m	6m
Rear Yard Depth (min.)	15m	12m & 6m	6m
Coverage (max.)	23%	23%	35%
Building Height (Max.)		1 Storey	12m
Warehouse Parking (min.)	1/200m ² = 16 min.	20	

SELF STORAGE SITE PLAN

101 QUEEN STREET
 KOMOKA, ONTARIO

PRELIMINARY
 FOR DISCUSSION PURPOSES ONLY

Feb 20, 2024
 22-1802

