



**NOTICE OF COMPLETE APPLICATIONS, 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 65) AND ZONING BY-LAW
AMENDMENT (ZBA-06-2024)**

Owner: Design for Happiness (DFH) Inc.
Agent: Siv-ik Planning and Design Inc. (c/o Jerzy Smolarek)
Location: 85 Tunks Lane, Parts 3, 4, and 5 of Plan 33R-21081
Roll No: 39-39-000-020-03918-0000

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: July 3, 2024

Time: 9:30 a.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 as well as below.

Purpose and Effect of the Applications

The purpose and effect of the Official Plan Amendment application is to amend the Special Policy Area designation to permit the construction of a revised proposal for the second phase of development. The original proposal contained one mixed use building and three residential only buildings. The plan has changed to be one mixed use building and one residential only building. This change also increases the height of the buildings from 4 and 5 storeys to 6 and 8 storeys, respectively. The number of residential units is also increasing from the previous proposal and these items have also resulted in a request for a zoning amendment.

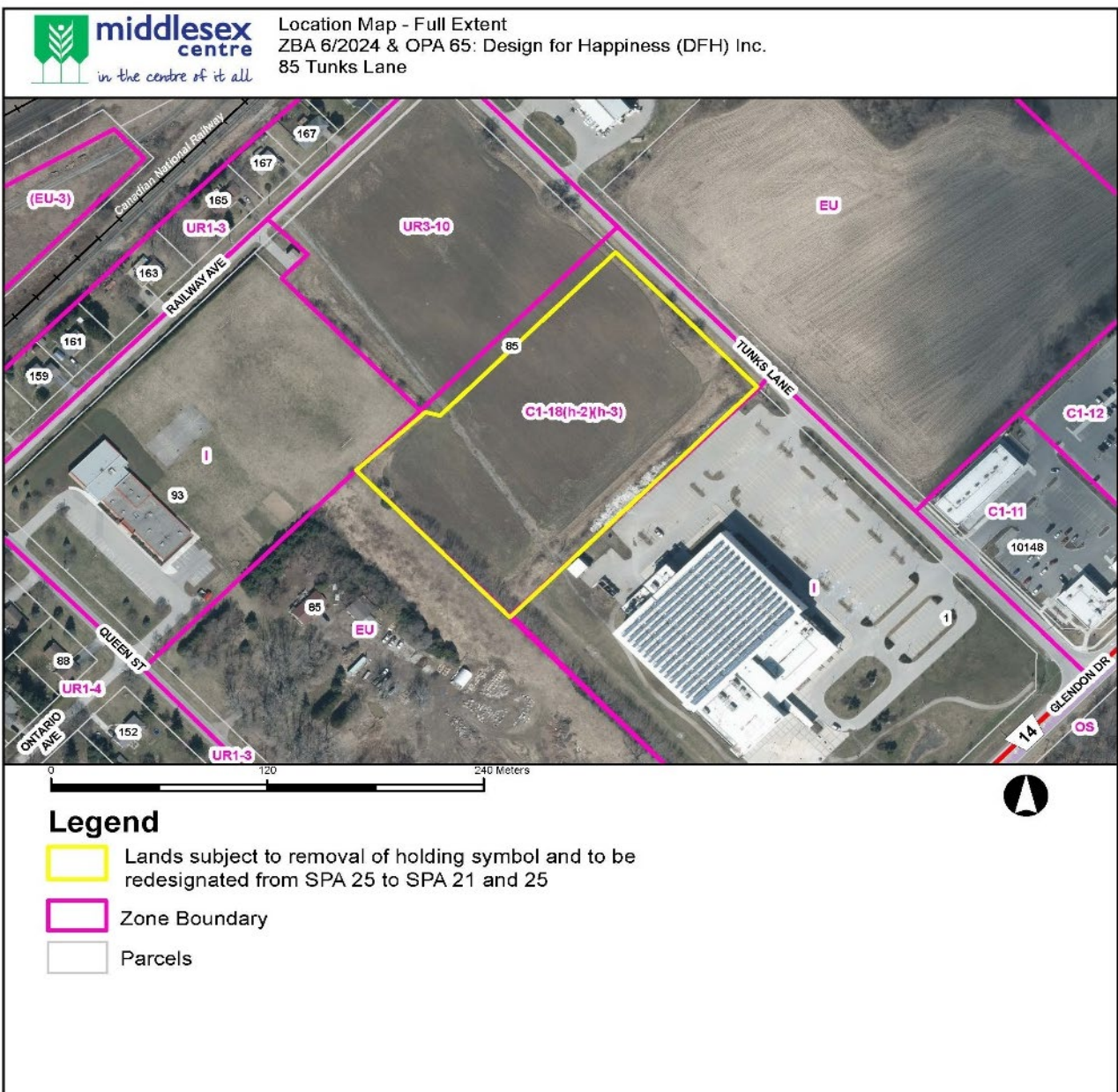
The purpose and effect of the Zoning By-law Amendment application is to amend the existing site specific zone for the property. The changes are as follows:

- 1) Minimum front yard setback of 2 m is proposed whereas 4.0 m is required.
- 2) Maximum density (number of residential units) is proposed to be 155 units per ha (hectare) whereas 93 units per ha is permitted.

- 3) Minimum outdoor amenity proposed to be 8m² per dwelling unit whereas 10m² per dwelling unit required.
- 4) Maximum lot coverage is proposed to be 40% whereas 35% coverage is permitted.
- 5) Maximum building height is proposed to be 29.5m (96.8 ft) whereas 24m (78.7 ft) is permitted.

The Zoning By-law Amendment would continue to permit commercial and residential uses permitted in the C1-18 zone 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 purpose of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.



Description and Location of Subject Land:

The subject property has an approximate area of 2.23 ha (5.5 ac) and is located on the west side of Tunks Lane directly north of the Wellness Center which is at the corner of Glendon Drive and Tunks Lane.

The subject property is legally described as Parts 3, 4, and 5 of Plan 33R-21081, Municipality of Middlesex Centre (former Township of Lobo).

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 Tim Williams for the Municipality of Middlesex Centre at 519-930-1007 or by email twilliams@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 submission 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 submission 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-10-2019 – Original Rezoning of the subject lands and the lands to the north.

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 10th day of June, 2024.



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