



NOTICE OF PUBLIC MEETING
pursuant to Section 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR CONSENT (B-7-2024)

Owner: 756949 Ontario Ltd.
Agent: Zelinka Priamo Ltd (c/o Katelyn Crowley)
Location: 22428 Jefferies Road
Roll No: 393900001023190

Public Meeting

The Committee of Adjustment will hold a public meeting to gather feedback and to consider the proposed consent applications. The details are as follows:

Date: July 17, 2024
Time: 3:30 p.m.
Place: This will be a **hybird 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 Consent Application:

The Municipality is seeking input on a development application that is located within 120 metres of your property. The purpose and effect of Consent Application B-7-2024 is to sever one lot from an existing commercial parcel. The application would sever a lot with a frontage of approximately 9.76 metres (32 feet) on Dausett Drive, and an area of approximately 10,915.53 square metres (1.09 hectares). The retained commercial lot would maintain a frontage of approximately 200 metres (656 feet) on Jeffries Road, and an area of approximately 18,766.02 square metres (1.87 hectares). The effect would be to create one new lot for the purpose of establishing a multi-unit residential development in the format of townhouses and stacked townhouses.

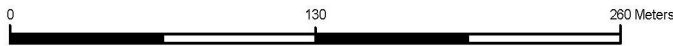
The lands are designated Residential in Middlesex Centre's Official Plan and are zoned a Urban Residential First Density (UR1) Zone in Middlesex Centre's Comprehensive Zoning By-law.

Description and Location of Subject Land:

The property is designated 'Settlement Area' in the County of Middlesex Official Plan. It is designated 'Settlement Commercial' in the Middlesex Centre Official Plan, is located within 'Special Policy Area #2' and is identified as a Community Gateway. Additionally, the lands are split zoned a 'Highway Commercial Exception (C2-9) Zone' and Urban Residential Third Density – Exception (UR3-27-h-2, h-3, h-7) by Middlesex Centre's Comprehensive Zoning By-law.



Location Map - Full Extent
B7/2024: Orange Rock Developments (c/o Jonathan Aarts)
Agent: Zelinka Priamo Ltd. (c/o Katelyn Crowley)
22428 Jeffries Road



Legend

- Lands to be severed
- Lands to be retained

Road Classification

- Four Lane Arterial
- Arterial

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 the Committee 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 THE COMMITTEE** 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 the Committee of Adjustment for 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 Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@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 Committee of Adjustment for 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 Board, there are reasonable grounds to do so.

Notwithstanding the above, subsection 53(19) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

Other Planning Act Applications: None.

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 2nd day of July, 2024.



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