



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-10-2024)

Owner: James and Joanne Kelly
Agent: Siv-ik Planning & Design (c/o Michael Davis)
Location: 13181 Ilderton Road
Roll No: 393903408020800

Public Meeting

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

Date: September 18, 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 and effect of the proposed Zoning By-law Amendment is to rezone a portion of the lands from 'Existing Use (EU)' to a new site-specific 'Urban Residential Third Density exception (UR3-X)' zone (site-specific zoning standards are noted in the table below).

The effect of the Zoning By-law Amendment application will permit the development of the land for 26 'cluster' townhouses with a single access to George Street. A small portion of the land with an existing house that fronts onto Ilderton Road is not effected by this Zoning By-law Amendment application.

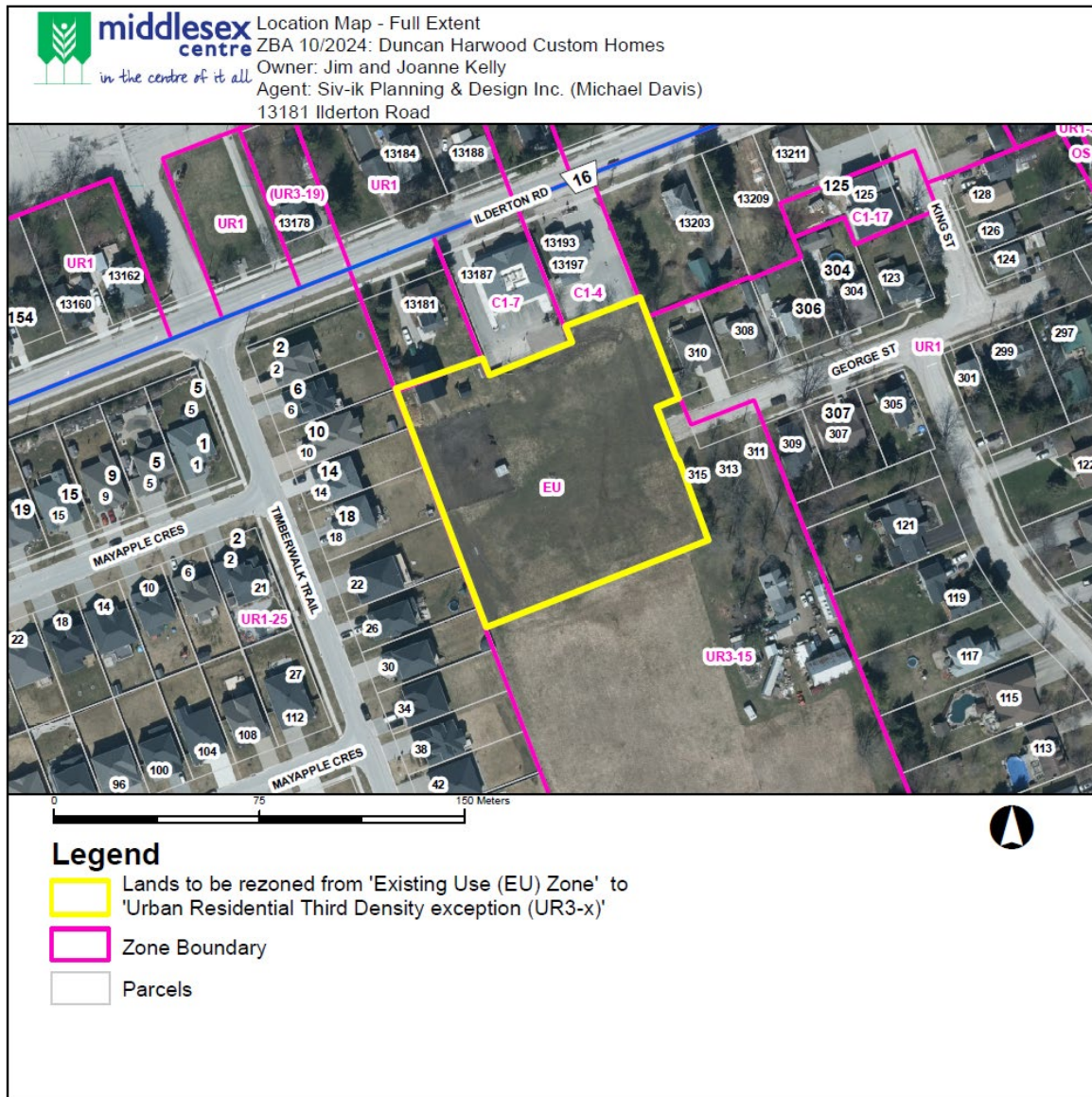
In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Proposal Summary

	Zoning By-law UR3 Zone Requirements	Proposed Zone Urban Residential Third Density exception (UR3-x) zone <i>Proposed site-specific zoning standards are in bold text</i>
Permitted Uses	Accessory use Apartment dwelling Multiple unit dwelling Street townhouse dwelling Townhouse dwelling	Accessory use Apartment dwelling Multiple unit dwelling Street townhouse dwelling Townhouse dwelling
Minimum Lot Area	250 m ² per townhouse dwelling unit	305 m ² per townhouse dwelling unit
Minimum Lot Frontage (George Street)	30.0 m	20.0 m
Minimum Lot Depth	35.0 m	87.4 m
Front Yard Setback	6.0 m	From the Northern, Southern & Eastern lot lines: <ul style="list-style-type: none"> - 1.8 m (5.9 ft) when the side of a townhouse dwelling faces the lot line - 6.0 m (19.7 ft) when the rear side of the townhouse dwelling unit faces the lot line From the Western lot lines: <ul style="list-style-type: none"> - 3.0 m(10 ft) when the side of a townhouse dwelling unit faces the lot line - 6.0 m (19.7 ft) when the rear side of the townhouse dwelling unit faces the lot line
Side Yard Setback	For townhouse dwelling units: 3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units.	
Rear Yard Setback	8.0 m	
Maximum Height	20.0 m	9.0 m
Maximum Density	30 units per hectare	35 units per hectare
Minimum Outdoor Amenity Area	45.0 m ² per dwelling unit	97 m ² per dwelling unit
Maximum Lot Coverage	35% for the main building 38% for the main building and accessory buildings	32%

Description and Location of the Subject Lands

The subject property is located on the southside of Ilderton Road (County Road 16) and west end of George Street. The land is legally described as Concession 10 Pt Lot 26 RP 33R20698 Parts 4 to 7 (geographic Township of London), Municipality of Middlesex Centre and known municipally as 13181 Ilderton Road.



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 part 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 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 1 Tunks Lane, Komoka, ON, N0L 1R0, 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 would otherwise have an ability to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council before the by-law is passed, 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 Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, section 34(19) of the Planning Act identifies the eligible persons that may appeal a 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 13th day of August, 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