



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-21-2024)

Owner: 1106002 Ontario Ltd, 1106003 Ontario Ltd, 1106004 Ontario Ltd Joel Robson, Jay Robson, James Robson

Agent: Lerners LLP (c/o Courtney P. Sinclair)

Location: 12674 Twelve Mile Road

Roll No: 393903408009100

Public Meeting

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

Date: December 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 of the Zoning By-law Amendment application is to rezone the retained farm parcel from the 'Agricultural (A1)' zone to the 'Agricultural – No Residences (A3)' zone to prohibit any new residential uses, and to rezone the non-farm parcel from the 'Agricultural (A1)' zone to a new site-specific 'Surplus Residence exception (SR-x)' zone to recognize the non-farm dwelling and a Minimum Lot Frontage of 25.14 m and Minimum Rear Yard Setback of 1.2 m.

This application is related to an application for Consent (File: B-19-2023) which was conditionally granted to, amongst other matters, an approved zoning by-law amendment.

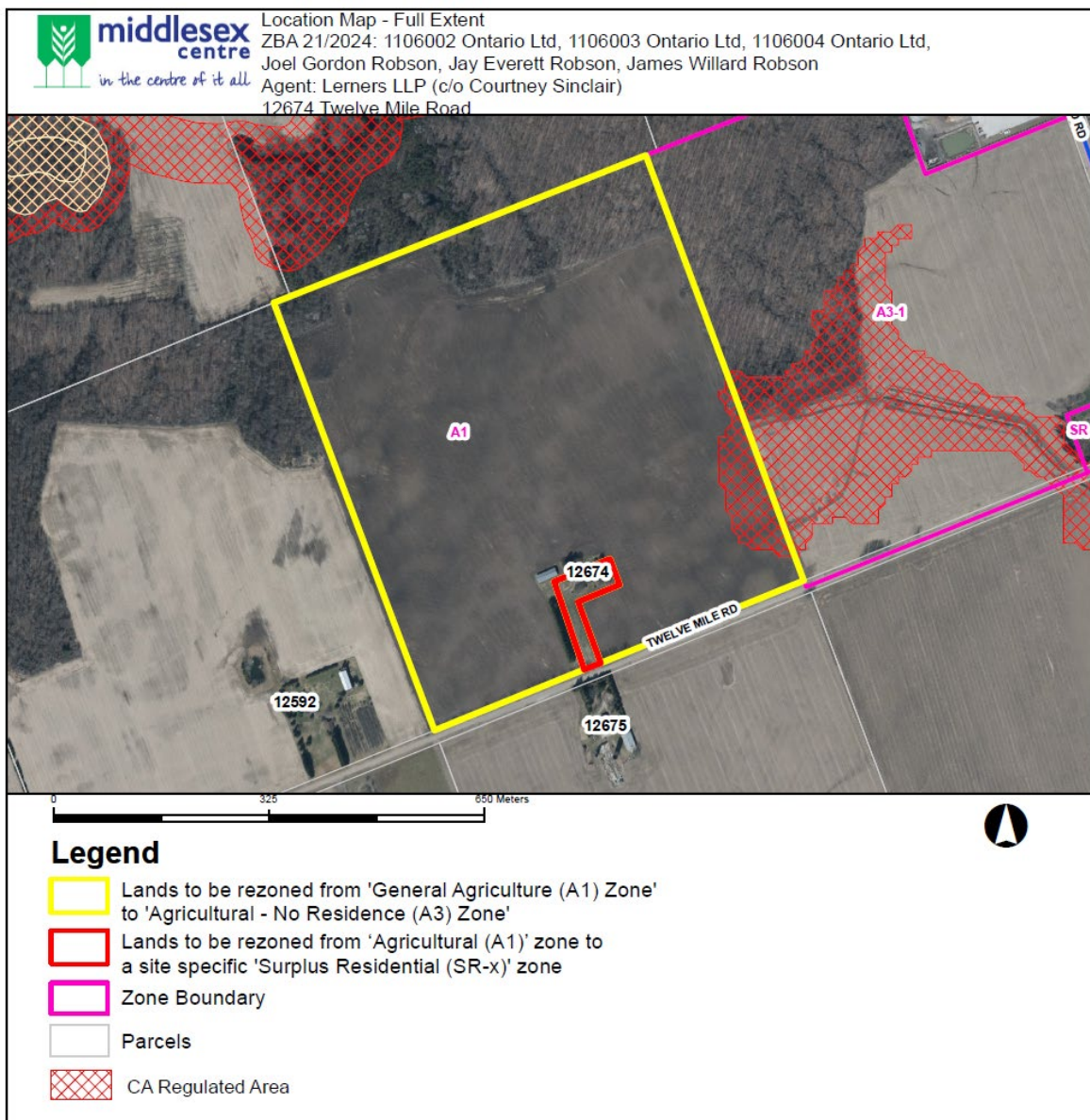
In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Proposal Summary

Existing Zones	Proposed Zones
Agricultural (A1) Zone	Agricultural - No Residences (A3) Zone and Surplus Residence exception (SR - x) Zone

Description and Location of the Subject Lands

The subject property is located on the north side of Twelve Mile Road, west of the intersection at Twelve Mile and Denfield Road. The land is legally described as Part of Lot 30, Concession 12 South, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 12674 Twelve Mile 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 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 Ramos 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 by-law 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. In addition, a person or public body may not be added as a party to the hearing of an appeal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision 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 Municipality of Middlesex Centre before the by-law is passed, the person or public body is not entitled to appeal the decision.

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:

B-19-2023 – Conditionally Granted on October 18, 2023.

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 26th day of November, 2024

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and last name "Hutson" clearly distinguishable.

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