



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-12-2024)**

Owner: Perpetually Innovative Developments (P.I. Homes)  
Agent: SBM Ltd.  
Location: 108 Caverhill Crescent  
Roll No: 393900002026546

**Public Meeting**

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

Date: January 29, 2025

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](https://www.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 the lands from 'Urban Residential First Density exception 9 (UR1-9)' 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 medium density development in the form of 10 townhouse units with a single driveway and access to Caverhill Crescent. A revised site plan is attached to this Notice.

Additional information about the proposed development can be found on the Municipal website at the following link: <https://www.middlesexcentre.ca/articles/proposed-development-108-caverhill-crescent>

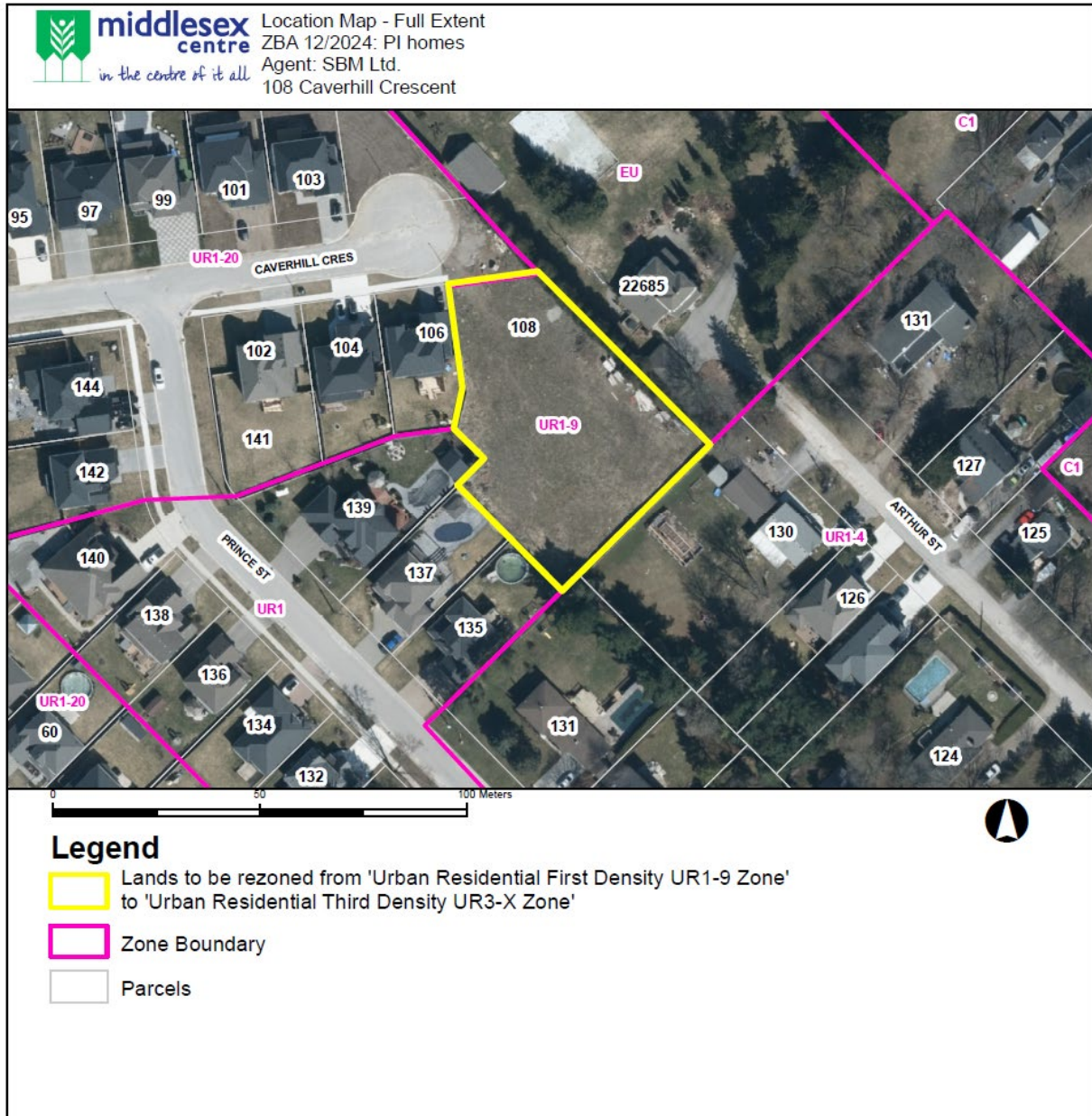
In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

### Proposal Summary

	<b>Zoning By-law UR3 Zone Requirements</b>	<b>Proposed Zone</b> Urban Residential Third Density exception (UR3-x) zone.  <i>Proposed site-specific zoning standards are in bold text</i>
<b>Permitted Uses</b>	Accessory use, Apartment dwelling, Multiple unit dwelling, Street townhouse dwelling, Townhouse dwelling	
<b>Minimum Lot Area</b>	250 m <sup>2</sup> per townhouse dwelling unit	
<b>Minimum Lot Frontage</b>	30.0 m	<b>24.8 m</b>
<b>Front Yard Setback</b>	6.0 m	
<b>Side Yard Setback</b>	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.	
<b>Rear Yard Setback</b>	8.0 m	<b>6.0 m</b>
<b>Maximum Height</b>	20.0 m	
<b>Maximum Density</b>	30 units per hectare	<b>36 units per hectare</b>
<b>Minimum Outdoor Amenity Area</b>	45.0 m <sup>2</sup> per dwelling unit	<b>36.6 m<sup>2</sup> per dwelling unit</b>
<b>Maximum Lot Coverage</b>	35% for the main building 38% for the main building and accessory buildings	
<b>Definition of a Lot</b>		<b>Notwithstanding the definition of “Lot” in Middlesex Centre Zoning By-law 2005-005, as amended, the entire area zoned UR3-X is considered a “Lot”, and despite any future severance, partition, or division of the Lot within a condominium plan, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred.</b>

## Description and Location of the Subject Lands

The subject property is located on the southside of Caverhill Crescent, southwest of the major intersection of Komoka Road and Oxbow Drive in Komoka. The land is legally described as Plan 33M715 Lot 16 (geographic Township of Lobo), Municipality of Middlesex Centre and known municipally as 108 Caverhill Crescent.



## **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](mailto: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](mailto: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](mailto: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](mailto: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:**

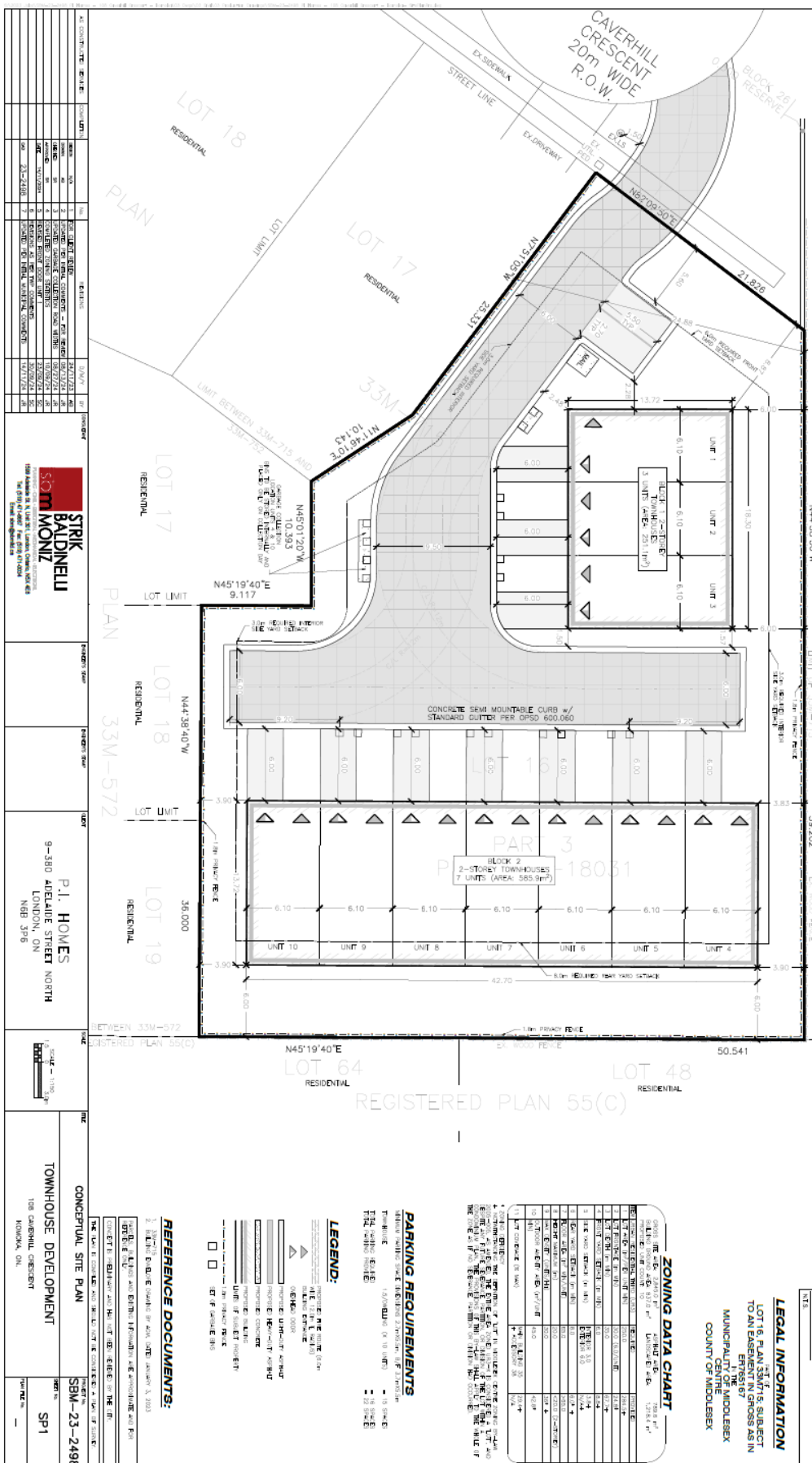
None.

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 23<sup>rd</sup> day of December, 2024.

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

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



LOT 4 CONCESSION 2

REGISTERED PLAN 55(C)

**KEY PLAN**



**LEGAL INFORMATION**  
 LOT 16, PLAN 55(1) & SUBJECT LOT 16, PLAN 55(2) IN CROSS AS IN PLAN 55(C) OF THE MUNICIPAL CORP. OF THE COUNTY OF MIDDLESEX

**ZONING DATA CHART**

SYMBOL	DESCRIPTION	AREA	PERCENTAGE
1	RESIDENTIAL	1,234.56	100%
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- PARKING REQUIREMENTS**  
 MINIMUM PARKING SPACE REQUIREMENTS PER 250 SQ. FT. OF GROUND COVER  
 1.00/250 SQ. FT. OF GROUND COVER = 1.00 SPACE  
 2.00/250 SQ. FT. OF GROUND COVER = 2.00 SPACES  
 3.00/250 SQ. FT. OF GROUND COVER = 3.00 SPACES
- LEGEND:**  
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 [Symbol] 2.00 SPACES PER 250 SQ. FT. OF GROUND COVER  
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**REFERENCE DOCUMENTS:**  
 1. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF MISSISSAUGA  
 2. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF BURLINGTON  
 3. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF WINDSOR  
 4. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF CAMBRIDGE  
 5. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF KITCHENER  
 6. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF GUELPH  
 7. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF BRANTFORD  
 8. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF NIAGARA FALLS  
 9. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF SHREBURN  
 10. THE ZONING BY-LAW AND ZONING BY-LAW 2014, AS AMENDED, OF THE CORPORATION OF THE CITY OF HAMILTON

**CONCEPTUAL SITE PLAN**  
 SBM-23-2498  
 SP1  
 100 CAVERTHILL CRESCENT  
 MISSISSAUGA, ONT.  
 K0M0K, ONT.

NO.	DATE	DESCRIPTION	BY	CHECKED	SCALE	STATUS
1	2023/07/28	CONCEPTUAL SITE PLAN	STRICK BALDWINELLI	STRICK BALDWINELLI	1:1000	CONCEPT
2	2023/07/28	CONCEPTUAL SITE PLAN	STRICK BALDWINELLI	STRICK BALDWINELLI	1:1000	CONCEPT
3	2023/07/28	CONCEPTUAL SITE PLAN	STRICK BALDWINELLI	STRICK BALDWINELLI	1:1000	CONCEPT
4	2023/07/28	CONCEPTUAL SITE PLAN	STRICK BALDWINELLI	STRICK BALDWINELLI	1:1000	CONCEPT
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9	2023/07/28	CONCEPTUAL SITE PLAN	STRICK BALDWINELLI	STRICK BALDWINELLI	1:1000	CONCEPT
10	2023/07/28	CONCEPTUAL SITE PLAN	STRICK BALDWINELLI	STRICK BALDWINELLI	1:1000	CONCEPT



P.I. HOKES  
 9-380 ADELAIDE STREET NORTH  
 LONDON, ON  
 N6B 3P8