



NOTICE OF PUBLIC MEETING
pursuant to Sections 34, and 51
of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR PLAN OF SUBDIVISION (39T-MC0204) AND
ZONING BY-LAW AMENDMENT (ZBA 2017)**

Owner: Springer Pond Developments Inc.
Agent: Scott Allen (MHBC Plan)
Location: 25 Springer Street, Komoka
Legally described as Concession 2 PT Lot 5
Roll No: 393900002013000

Purpose and Effect of Applications:

The purpose and effect of the draft plan of subdivision application is to facilitate the development of eight lots for single-detached dwellings (shown as Lots 1-8 on the attached draft plan of subdivision) and two lots that would accommodate semi-detached dwelling units (shown as Lots 9 and 10). The lot line separating the two semi-detached dwelling units is proposed to be established along the dividing wall of an existing single-detached dwelling and an attached garage at the residence known municipally as 45 Springer Street.

The lots proposed to accommodate single-detached dwellings would have lot frontages of 21.4 metres (70.2 ft) and lot areas of 978.4 m² (0.24 ac). The lots proposed to accommodate the two semi-detached dwelling units would be comprised of the following: Lot 9 – lot frontage of 19.91 m (65.3 ft) and lot area of 910.3 m² (0.22 ac); Lot 10 – lot frontage of 16.46 m (54 ft) and lot area of 752.6 m² (0.19 ac).

The purpose of the zoning by-law amendment is to rezone the subject land from the site-specific 'Urban Residential First Density (UR1-3)' zone to a new site-specific 'Urban Residential First Density (UR1-#)' zone in order to permit the development of Lots 1-8, and a new site-specific 'Urban Residential Second Density (UR2-#)' zone in order to accommodate Lots 9 and 10. The site-specific details of the two zones are attached to this Notice.

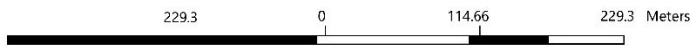
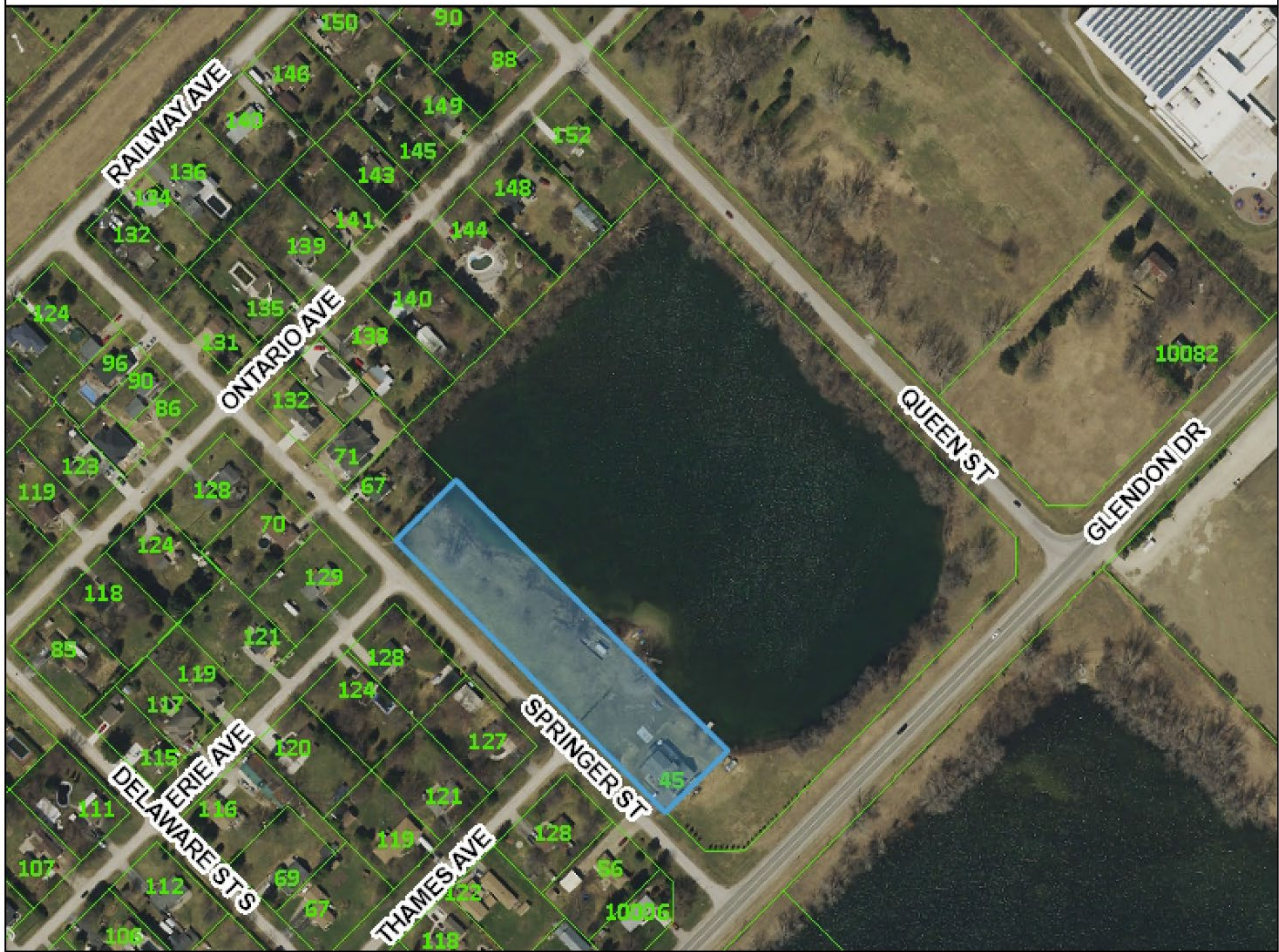
A location map and the proposed plan of subdivision are attached to this Notice.

Description and Location of Subject Land:

The subject property is located on the east side of Springer Street and north of Glendon Drive (County Road 14) in Komoka. The land is legally described as Concession 2 Part of Lot 5 (geographic Township of Lobo), Municipality of Middlesex Centre.

Additional Information:

Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found via the Public Notices section of the Middlesex Centre website: <http://www.middlesexcentre.on.ca/Public/Public-Notices>



Description:


File Number:

Created By:

Date: 1/06/2017

Scale: 1:4,514

Legend

 Assessment Parcels

Prepared By: Middlesex County

Proposed New Site-Specific UR1-x and UR2-x Zones

	Proposed UR1-x	Proposed UR2-x
Permitted Uses	Accessory Use Home Occupation Single Detached Dwelling Unit	Accessory Use Home Occupation Single Detached Dwelling Unit Semi-Detached Dwelling Unit
Minimum Lot Area	900.0 m ² (0.22 ac)	750.0 m ² (0.19 ac)
Minimum Lot Frontage	20.0m (65.6 ft)	15.0 m (49.2 ft)
Minimum Front Yard Setback	8.0 m (26 ft)	8.0 m (26 ft)
Minimum Side Yard Setback - Interior	1.5 m (4.92 ft)	1.5 m (4.92 ft) provided that 0.0 m side yard setback between the common wall dividing semi-detached dwelling units
Minimum Rear Yard Setback	8.0 m (26 ft)	8.0 m (26 ft)
Maximum Lot Coverage	(a) Main building 35% (b) All buildings including accessory buildings subject to Section 4.1 a) 38%	(a) Main building 35% (b) All buildings including accessory buildings subject to Section 4.1 a) 38%
Minimum Floor Area	90.0 m ² (969 ft ²)	65.0 m ² (699 ft ²)
Maximum Height	12.0 m (39.4 ft)	12.0 m (39.4 ft)

Public Meeting

Council will hold a public meeting to consider the Plan of Subdivision and Zoning By-Law Amendment:

Date: Wednesday October 27, 2021

Time: 6:00 p.m.

Place: This will be a **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

You are invited to participate in the public meeting and to provide verbal and written comments regarding this matter. Additional details are below.

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. You will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of or in opposition to the development.

The public meeting will take place during a Council meeting and the Mayor will keep the meeting in order and allow the applicant (or their agent), the registered public participants, and Council to speak and ask questions.

You are invited to participate in the public meeting by submitting comments and/or concerns via email to planning@middlesexcentre.on.ca in advance of the meeting, or by registering to participate in the public meeting by calling in or joining the meeting online via Zoom. Only those that register will be permitted to participate during the meeting.

To register to participate in the public meeting by phone or online by Zoom please send your request to participate no later than the 4:30pm on the Monday prior to the meeting via email to planning@middlesexcentre.on.ca and provide the following information: Your First and Last Name, the phone number that you will be calling in on, your home address with postal code, and prepared speaking notes.

If you have questions about the application we encourage you to contact the Planner directly in advance of the meeting and they may be able to answer your questions.

Speaking notes and comments received will be forwarded to Council in advance of the meeting for their information and consideration. If, for any reason, you cannot connect or you lose your connection the meeting will continue to proceed in your absence, however, Council will have your comments and concerns in advance to take into consideration.

What if I can't participate in a Public Meeting?

You can learn more about the proposed development by contacting the Planner, or by visiting the Municipality's website under Public Notices at the following link: middlesexcentre.on.ca/public-notice. You may choose to submit comments via letter or email, however at this time an email is encouraged.

You may watch the meeting on Middlesex Centre's YouTube channel, a link to which may be found on our website: middlesexcentre.on.ca/council-meeting. We try to livestream the meetings in real-time, however, from time-to-time this may not be possible due to technical issues. In these cases, the meeting will be recorded and available on the municipal YouTube channel within 48 hours.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 17, 34 and

51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision and/or Zoning By-law Amendment applications.
- 2) 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 Plan of Subdivision 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 Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.
- 3) If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Zoning By-law Amendment, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, Ilderton, ON N0M 2A0 or via email at planning@middlesexcentre.on.ca.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Subdivision, 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).

Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

For more information about this matter, including questions about the application or information about appeal rights, contact the planner, Marion Cabral, for the Municipality of Middlesex Centre at 519-930-1006.

Other Planning Act Applications:

None.

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 1st day of October, 2021.



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