



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
pursuant to Section 41
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR SITE PLAN APPLICATION (SPA-06-2022)

Owner: OXBOW GP INC.
Agent: Matt Campbell BA, CPT, c/o Zelinka Priamo Ltd
Location: 10072 Oxbow Drive
Roll No: 393900002032304

Public Meeting

Council will hold a public meeting to consider the Site Plan Proposal. The details are as follows:

Date: December 14th, 2022
Time: 6:00 p.m.
Place: This will be a **hybrid 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

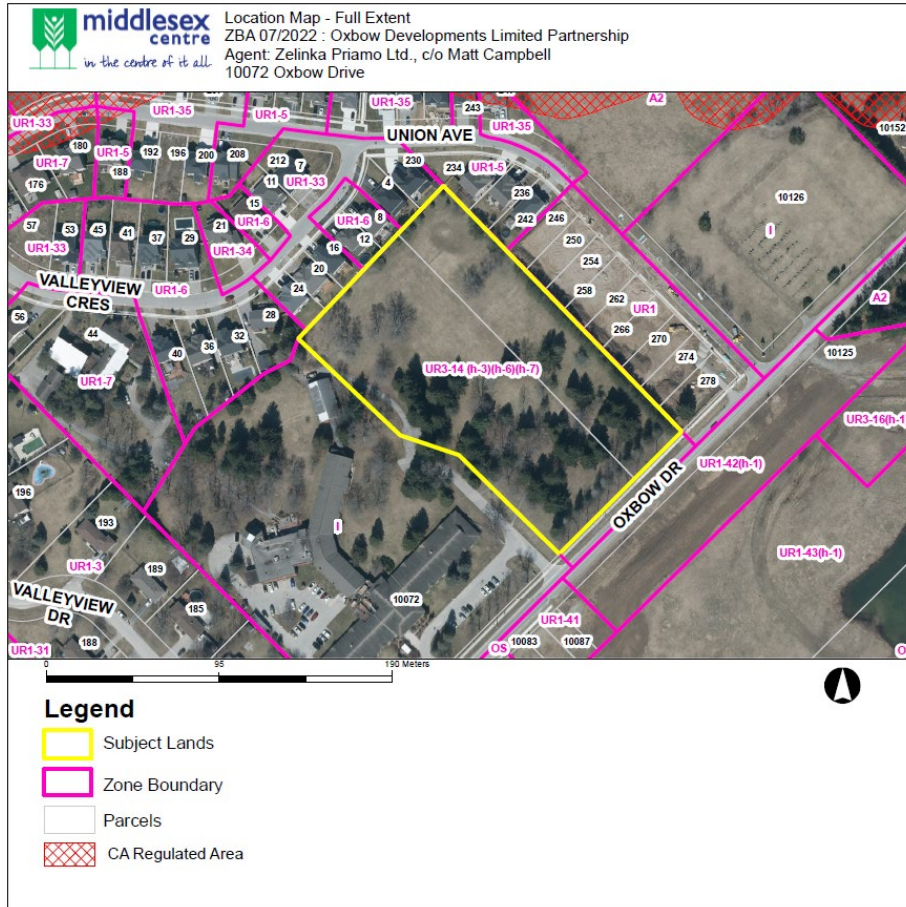
Purpose and Effect of the Application

The Municipality is seeking input on a development application within 120 metres of your property.

The purpose and effect of the proposal is to established a new, fifty (50) unit vacant land condominium townhouse development on the subject lands. As per the existing zoning, the Municipality is required to host a public site plan meeting as a condition of a holding symbol removal on the lands. A copy of the proposed townhouse development is attached to this notice. Administration will receive comments and take them under advisement in review of the application, while also endeavoring to answer questions.

Description and Location of the Subject Lands

The subject lands are located on the north side of Oxbow Drive and west of Union Avenue. The lands are legally described as Concession 3 S Part of Lot 6 RP 33R21086 Parts 1 and 2, and Concession 3 S Part of Lot 6 RP 33R7661 Parts 1,2, and 3, Municipality of Middlesex Centre.



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 Middlesex Centre Municipal Office. 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 Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@middlesex.ca.

Other Planning Act Applications:

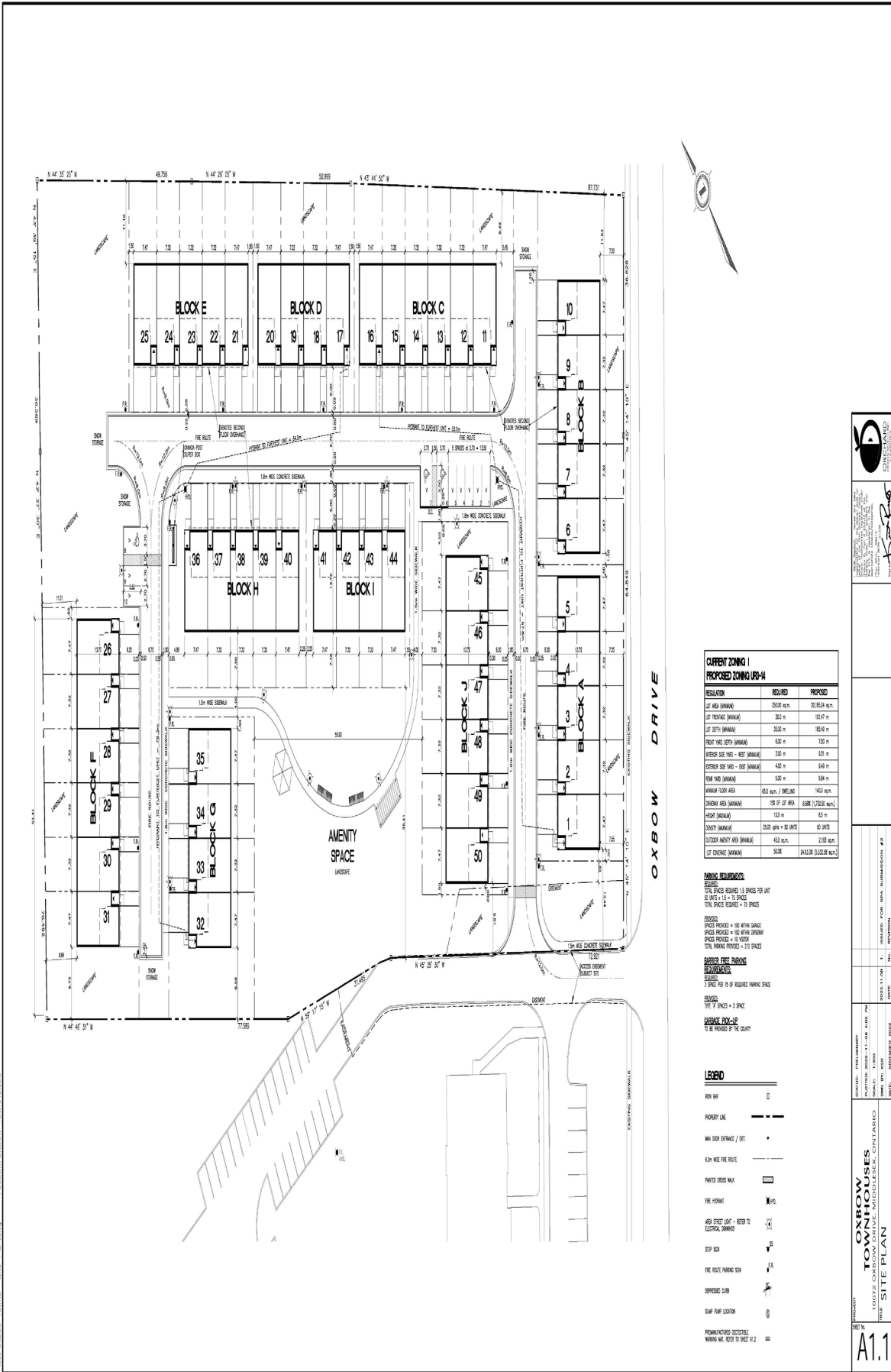
None.

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 22nd day of November, 2022.



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



CURRENT ZONING | PROPOSED ZONING UR3-A

REGULATION	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	2530 sq.m.	26,162 sq.m.
LOT FRONTAGE (MINIMUM)	30.2 m	101.47 m
LOT DEPTH (MINIMUM)	35.00 m	102.45 m
FRONT YARD SETBACK (MINIMUM)	5.00 m	12.00 m
INTERIOR SIDE YARD - WEST (MINIMUM)	3.00 m	5.00 m
REAR YARD SETBACK - WEST (MINIMUM)	4.00 m	5.00 m
REAR YARD (MINIMUM)	5.00 m	5.00 m
MINIMUM FLOOR AREA	453 sq.m. / 1083 sq.ft.	1403 sq.m.
MINIMUM HEIGHT (MINIMUM)	12.00 m / 39.37 ft.	13.00 m / 42.65 ft.
MINIMUM HEIGHT (MAXIMUM)	12.00 m	13.00 m
MINIMUM HEIGHT (MAXIMUM)	25.00 m + 50 UNITS	50 UNITS
MINIMUM HEIGHT (MAXIMUM)	45.00 m	21.00 m
LOT COVERAGE (MAXIMUM)	50.0%	40.00% (50.00% MAX.)

PARKING REQUIREMENTS:
 15 SPACES REQUIRED PER UNIT
 30 UNITS x 15 = 450 SPACES
 TOTAL SPACES REQUIRED = 450 SPACES

PROVIDED:
 SPACES PROVIDED = 100 METRIC GARAGE SPACES PROVIDED = 100 METRIC GARAGE SPACES PROVIDED = 100 METRIC
 TOTAL SPACES PROVIDED = 100 SPACES

EXCESSIVE FREE PARKING REQUIREMENTS:
 1 SPACE PER 100 OF REQUIRED PARKING SPACE

PROVIDED:
 100 METRIC GARAGE SPACES = 100 SPACES

EXCESSIVE FREE-UP TO BE PROVIDED BY THE COUNTY

- LEGEND**
- NEW WALL
 - PROPERTY LINE
 - MIN. SIDE SETBACK / SET
 - 1.5M MIN. FIRE ROUTE
 - PAVED DRIVE ALLEY
 - FIRE HYDRANT
 - AREA STREET LIGHT - REFER TO ELECTRICAL DRAWING
 - STOP SIGN
 - FIRE ROUTE PARKING SIGN
 - EXPRESSED CURB
 - SWAMP TANK LOCATION
 - PERMANENTLY DESTROYED
 - WARNING: SEE SHEET A1.1



OXBOW CONSTRUCTION

PROJECT: PRELIMINARY
 TODAY'S DATE: 11.08.2024
 DRAWN BY: KSR
 DATE: 11.08.2024

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