



**NOTICE OF PUBLIC MEETING**  
pursuant to Section 22 and Section 34  
of the *Planning Act*, R.S.O. 1990, as amended

**REVISED APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 50) AND  
ZONING BY-LAW AMENDMENT (ZBA-09-2020)**

Owner: 756949 Ontario Limited  
Agent: Zelinka Priamo Ltd. (Katelyn Crowley)  
Location: Dausett Drive  
Roll No: 393900001023190

**PUBLIC MEETING**

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

Date: Wednesday, February 15, 2023

Time: 6:00 p.m.

Place: This will be a **hybird 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](https://middlesexcentre.on.ca/council-meetings)

**Purpose and Effect of the Applications**

The official plan amendment application is requesting to re-designate the lands from "Settlement Commercial" to "Medium Density Residential". The revised zoning by-law amendment application is requesting to rezone the subject lands from 'Highway Commercial exception 9 (C2-9)' to a site-specific 'Urban Residential Third Density exception x (UR3-x)' zone.

The effect of these applications would facilitate the residential development of the subject lands for townhomes and multiple unit dwellings (e.g. stacked townhouses or low-rise, 4 storey apartment building) for a total of 64 units. The subject lands are approximately 1.09 ha (2.69 ac) in area and will have a single driveway access to Dausett Drive.

A location map and conceptual site plan are attached to this Notice.

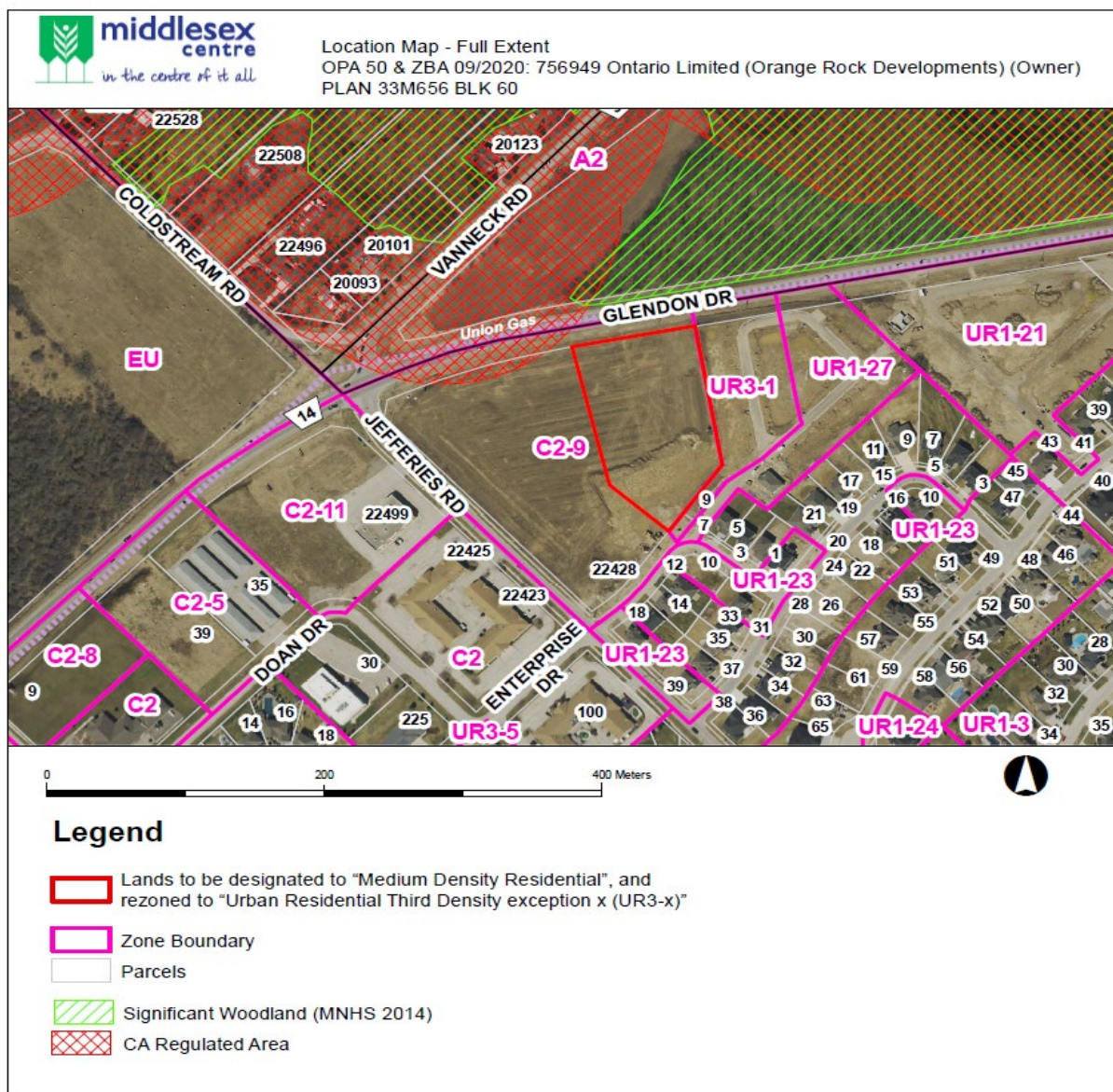
## Description and Location of Subject Land

The subject property on Dausett Drive is located east of Jefferies Drive and south of Glendon Drive. The subject property is legally described as Plan 33M656 BLK 60, Municipality of Middlesex Centre.

## Additional Information:

If you would like additional information or have any questions about the proposed applications, please contact the Planner, Marion Cabral at 519-930-1006, or through email at [planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca) ahead of the public meeting noted below.

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>



## **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 applications, 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**

**VIEW THE MEETING** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.

**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*.

**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.

**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 zoning by-law amendment 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](mailto: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](mailto:mcabral@middlesex.ca).

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

## **Other Information**

Under the legislation governing this development process, which is Section 17 and 34 of the *Planning Act*, you have the following rights:

Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment and/or Official Plan Amendment applications.

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 Official Plan Amendment 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 Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or County before a decision on the applications is made, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre and/or Middlesex County to the Ontario Land Tribunal.

If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or County before a decision on the applications is made, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

## **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 12<sup>th</sup> day of January, 2023.



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

## Proposed Site-Specific Zoning Provisions for the UR3-x Zone

Note: Underlined text denotes site-specific standards to be included in new UR3-x Zone

	<b>Proposed Site Specific UR3-x</b>
<b>Permitted Uses</b>	Accessory Use Apartment Dwelling Multiple Unit Dwelling Street Townhouse Dwelling Townhouse Dwelling
<b>Minimum Lot Area</b> – for Apartment Dwelling, Multiple Unit Dwelling	250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter
<b>Minimum Lot Area</b> – for Townhouse Dwelling	178.0 m <sup>2</sup> (1, 916 ft <sup>2</sup> ) per dwelling unit
<b><u>Minimum Lot Frontage</u></b>	<u>9.8 m (32.15 ft)</u>
<b>Minimum Lot Depth</b>	35 m (114.8 ft)
<b>Minimum Front Yard Setback</b>	6.0 m (19.7 ft)
<b><u>Minimum Side Yard Setback</u></b>	<u>3.0 m (9.8 ft); 6.0 m (19.7 ft) on the easterly property lines that abuts residential uses</u>
<b><u>Minimum Rear Yard Setback</u></b>	<u>8.0 m (26.2 ft) (for the purpose of this by-law, the property line abutting Glendon Drive is classified as the rear yard)</u>
<b>Maximum Lot Coverage</b>	35% for the main building  38% for all buildings including accessory buildings subject to Section 4.1 a) of this By-law.
<b>Minimum Floor Area</b> – for Apartment Dwelling, Multiple Unit Dwelling	40.0 m <sup>2</sup> (431 ft <sup>2</sup> ) per bachelor dwelling unit; 55.0 m <sup>2</sup> (592 ft <sup>2</sup> ) per one bedroom dwelling unit; 65.0 m <sup>2</sup> (700 ft <sup>2</sup> ) per two bedroom dwelling unit; 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) per three bedroom dwelling unit;  85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) plus 9.0 m <sup>2</sup> (97 ft <sup>2</sup> ) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms
<b>Minimum Floor Area</b> – for Townhouse Dwelling	65.0 m <sup>2</sup> (700 ft <sup>2</sup> )



