



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

pursuant to Sections 22 and 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 60) AND ZONING BY-LAW AMENDMENT (ZBA-12-2022)

Owner: Stanley and Judy Henderson
Agent: Baker Planning Group (c/o Caroline Baker)
Location: 12577 Fifteen Mile Road
Roll No: 393903409013800

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

Purpose and Effect of the Application:

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to permit the construction of a second dwelling unit in a secondary agricultural structure which is otherwise not permitted.

The purpose and effect of the Zoning By-law Amendment application is to rezone the property from the Agricultural (A1) Zone, to a site-specific Agricultural Zone (A1-x) to permit a second dwelling unit or apartment dwelling with a maximum gross floor area of 120 m² (1292 ft²) within a secondary agricultural building, and to add a new definition for an *ambulatory mobile veterinarian hospital* and permit it on the land. The Zoning By-law amendment would continue to permit agricultural uses permitted in Section 5.1.1 of the Zoning By-law.

The Zoning By-law currently permits second units within existing principal dwellings, and

does not address *ambulatory mobile veterinarian hospitals* as an agricultural or agricultural-related use.

In accordance with Sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

A location map and sketch of the proposed building are attached to this Notice.

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

Description and Location of Subject Land:

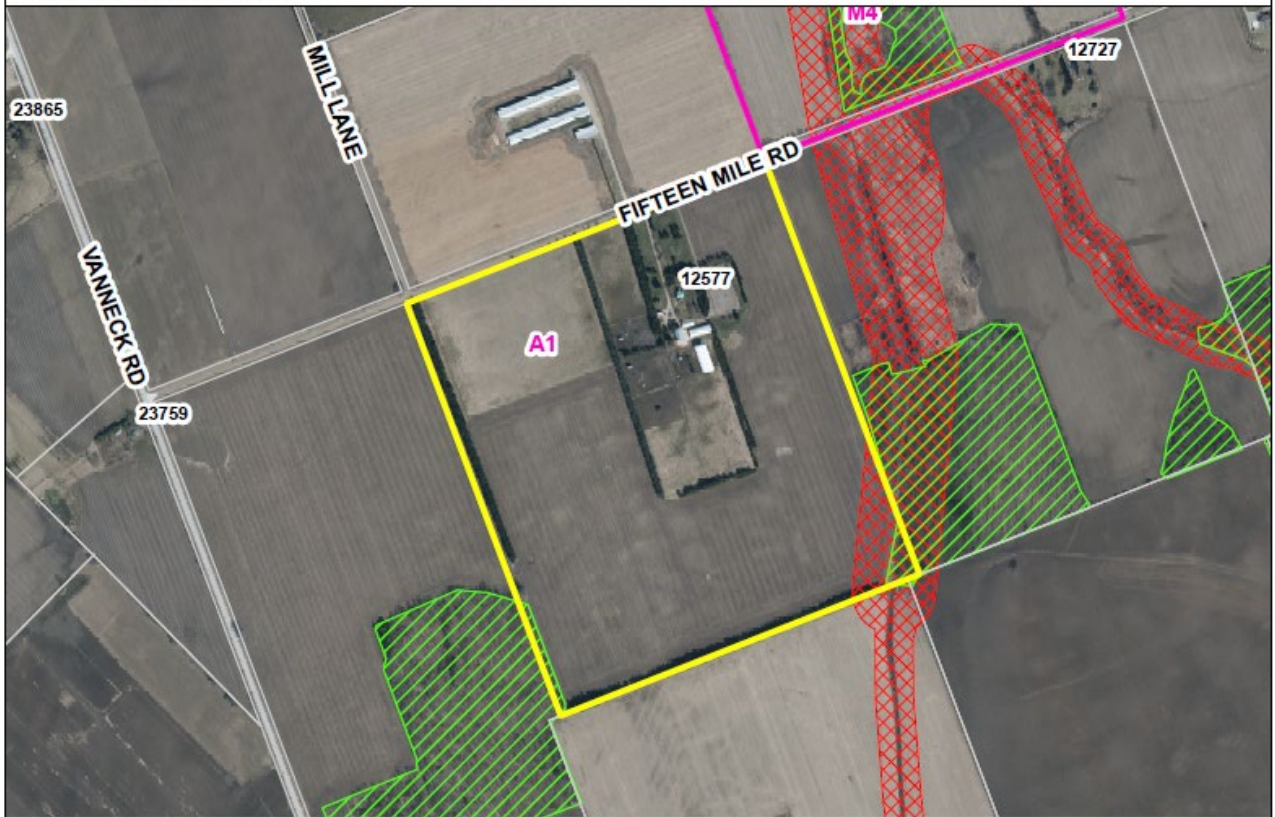
The subject property has an approximate area of 43.6 hectares (107.7 ac) and is located on the south side of Fifteen Mile Road and east of Vanneck Road.

The subject property is legally described as Concession 14 N Pt Lot 31, Municipality of Middlesex Centre (former Township of London).






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 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>



Legend

-  Lands to be rezoned from "Agricultural (A1)" to a site-specific "Agricultural exception 40 (A1-40)" zone and redesignated from 'Agricultural' to 'Agricultural within Special Policy Area #42'
-  Zone Boundary
-  Parcels
-  CA Regulated Area
-  Significant Woodlands

LEGEND

EXISTING BUILDING

PROPOSED BUILDING

AS BUILT

ZONING INFORMATION

Project Name: _____

ZONE	AT	PROPOSED	REQUIREMENTS OF ZONING BYLAW
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL (R-1)
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL (I-1)
COMMERCIAL	COMMERCIAL	COMMERCIAL	COMMERCIAL (C-1)
AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	AGRICULTURAL (A-1)
CONSERVATION	CONSERVATION	CONSERVATION	CONSERVATION (C-2)
UNDEVELOPED	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED (U-1)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-1)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-2)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-3)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-4)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-5)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-6)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-7)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-8)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-9)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-10)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-11)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-12)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-13)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-14)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-15)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-16)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-17)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-18)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-19)
WATER RESERVE	WATER RESERVE	WATER RESERVE	WATER RESERVE (WR-20)



CONTRACTOR NOTES:

ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE INTERIOR UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE EXTERIOR UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO THE INTERIOR UNLESS OTHERWISE SPECIFIED.

BENCHMARK (GEOIDIC)

ELEVATION:

BENCHMARK (SITE)

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2020-04-27
2		
3		
4		

GRIT ENGINEERING

PRELIMINARY

FIFTEEN MILE RD. NEW DEVELOPMENT

JACKIE HENDERSON

SITE PLAN

SCALE: 1:500

DETAIL 'A'

SCALE: 1:500

PROJECT NO: GE22-0246-1

DATE: AS SHOWN

PROJECT NO: C200

DATE: 11-29-17

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. 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 part 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. 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. 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.

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 12th day of January, 2023.



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