

Notice of Public Open House and Public Meeting

pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended

COMPREHENSIVE ZONING BY-LAW UPDATE (ZBA-04-2023)

Applicant: Municipality of Middlesex Centre

Location: Municipality-Wide

Purpose and Effect of the Application

In 2022, the Municipality of Middlesex Centre concluded a review and update to the Middlesex Centre Official Plan. The key drivers of the Official Plan Review (OPR) project included addressing matters of Provincial and County policy conformity, responding to changes in planning trends, accommodating population and employment growth to 2046, and addressing housekeeping matters. On May 18, 2022, Council adopted Official Plan Amendment No. 59 (OPA 59) and forwarded the Official Plan Amendment to the County of Middlesex for approval.

The Municipality is now undertaking an update to its Comprehensive Zoning By-law to implement the Official Plan and address other housekeeping matters. The Municipality's Comprehensive Zoning By-law (2005-005) was first adopted in 2005. In accordance with Section 24(1) of the Planning Act, zoning by-laws must conform to the official plan and be consistent with the Provincial Policy Statement. Comprehensive Zoning By-laws are one of the primary implementation tools of the official plan, helping to realize its policies.

The following provides an overview of the themes addressed in the Draft Zoning By-law Amendment. For full details, please consult the Draft Zoning By-law Amendment, which will be available on the Municipality's website on March 29.

- A new framework for on-farm diversified uses to support a vibrant agricultural economy;
- A new zone category for the Hamlet Commercial areas in Middlesex Centre to reflect the unique character of these areas as contemplated in the updated Official Plan;
- An updated Village Commercial zone to promote new uses and building types within the Villages in Middlesex Centre;
- New permitted building types and permitted uses in residential zones to provide a wider range and mix of housing;
- New definitions and general regulations to modernize the zoning by-law, including electric vehicle parking standards; and
- General housekeeping amendments.

The update to the Comprehensive Zoning By-law applies to lands throughout the Municipality of Middlesex Centre.

About the Public Open House

Public Open House

Date: April 5, 2023

Time: 6:00 – 7:30 p.m.

Place: Virtual

How to Participate in the Public Open House

The virtual Public Open House is being held to introduce the proposed changes to the community via a brief presentation followed by a question-and-answer period with the project team. This meeting will be held on the digital platform Zoom.

Please register in advance by visiting <https://middlesexcentre.ca/zoning-bylaw-update>.

If you are unable to attend the virtual Public Open House and would like to provide feedback on the Draft Zoning By-law Amendment, the Municipality will be accepting comments until April 12, 2023. Please submit your comments mail or by email to planning@middlesexcentre.ca.

About the Statutory Public Meeting

Statutory Public Meeting of Council

Date: April 19, 2023

Time: 6:00 p.m.

Place: Virtual or In-Person

What can I expect at the Statutory Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed changes to the zoning by-law via a brief presentation, ask questions, and/or make statements either in favour of, or in opposition to the proposed changes. 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 Statutory Public Meeting

1. **View the Meeting** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No registration is required.
2. **Submit Written Comments** to the Municipal Clerk at via mail or by email to planning@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.

3. **Speak at the Meeting Remotely** via Zoom by registering in advance at <https://middlesexcentre.ca/zoning-bylaw-update>.
4. **Attend the Meeting in Person** at the Middlesex Centre Municipal Office. Any members of the public who wish to speak to the 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 planning@middlesexcentre.ca.

For more information about this application, including information about appeal rights, please contact Marion Cabral, Planner for this file for the Municipality of Middlesex Centre, at 519-930-1006 or by email planning@middlesexcentre.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 application 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.

If a person or public body does not make an oral submission(s) at a public meeting, or make written submissions to the Municipality of Middlesex Centre before the application is passed, 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 13th day of March, 2023.

James Hutson
Municipal Clerk
Municipality of Middlesex Centre