



NOTICE OF PUBLIC MEETING
pursuant to Section 53
of the *Planning Act*, R.S.O. 1990, as amended
APPLICATION FOR CONSENT (B-02-2023)

Owners: 14013221 Canada Inc
Agent: Dominion
Location: 140 Simcoe Ave
Roll No: 393900002018939

Public Meeting

Council will hold a public meeting to consider the proposed consent applications. The details are as follows:

Date: April 19, 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 Consent Application:

The Municipality is seeking input on a development application that is located within 120 metres of your property. The purpose and effect of Consent Application B2/2023 is to sever one lot from an existing single detached dwelling lot. The application seeks to sever a lot with a frontage of approximately 15.5 metres (50.8 feet) on Simcoe Ave, and an area of approximately 711.49 square metres (0.175 acres). The retained residential lot would have a frontage of approximately 21 metres (68.8 feet) on Simcoe Ave, and an area of approximately 960.76 square metres (0.237 acres). The effect would be to create one new residential lot for the purpose of establishing a single detached dwelling, while maintaining the existing dwelling on a separate lot.

The lands are designated Residential in Middlesex Centre's Official Plan and are zoned a Urban Residential First Density – Exception (UR1-3) Zone in Middlesex Centre's Comprehensive Zoning By-law.

Description and Location of Subject Land:

The subject property is located on the south side of Simcoe Ave, west of the corner at Simcoe Ave and Queen Street in Komoka. The land is legally described as Lot 37, Plan 1004, in the Township of Middlesex Centre, County of Middlesex, and is municipally known as 140 Simcoe Ave.

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 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 Board, there are reasonable grounds to do so.

Notwithstanding the above, subsection 51(48.3) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

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 4th day of April, 2023.



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

Location Map

