



## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

pursuant to Section 53  
of the *Planning Act*, R.S.O. 1990, as amended

### **APPLICATIONS FOR CONSENT (B-9-2024), (B-12-2024) and (B-13-2024)**

Owners: Tracy Jonkhans and Robert Jonkhans

Location: 144 Simcoe Avenue, Komoka

Roll No: 393900002019000

### **Public Meeting**

The Committee of Adjustment will hold a public meeting to gather feedback regarding the consent application and to consider the proposal. The details are as follows:

**Date:** July 17, 2024

**Time:** 3:30 p.m.

**Place:** This will be an **in-person and virtual meeting** broadcasted on the Municipality's YouTube Channel. For 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 Application:**

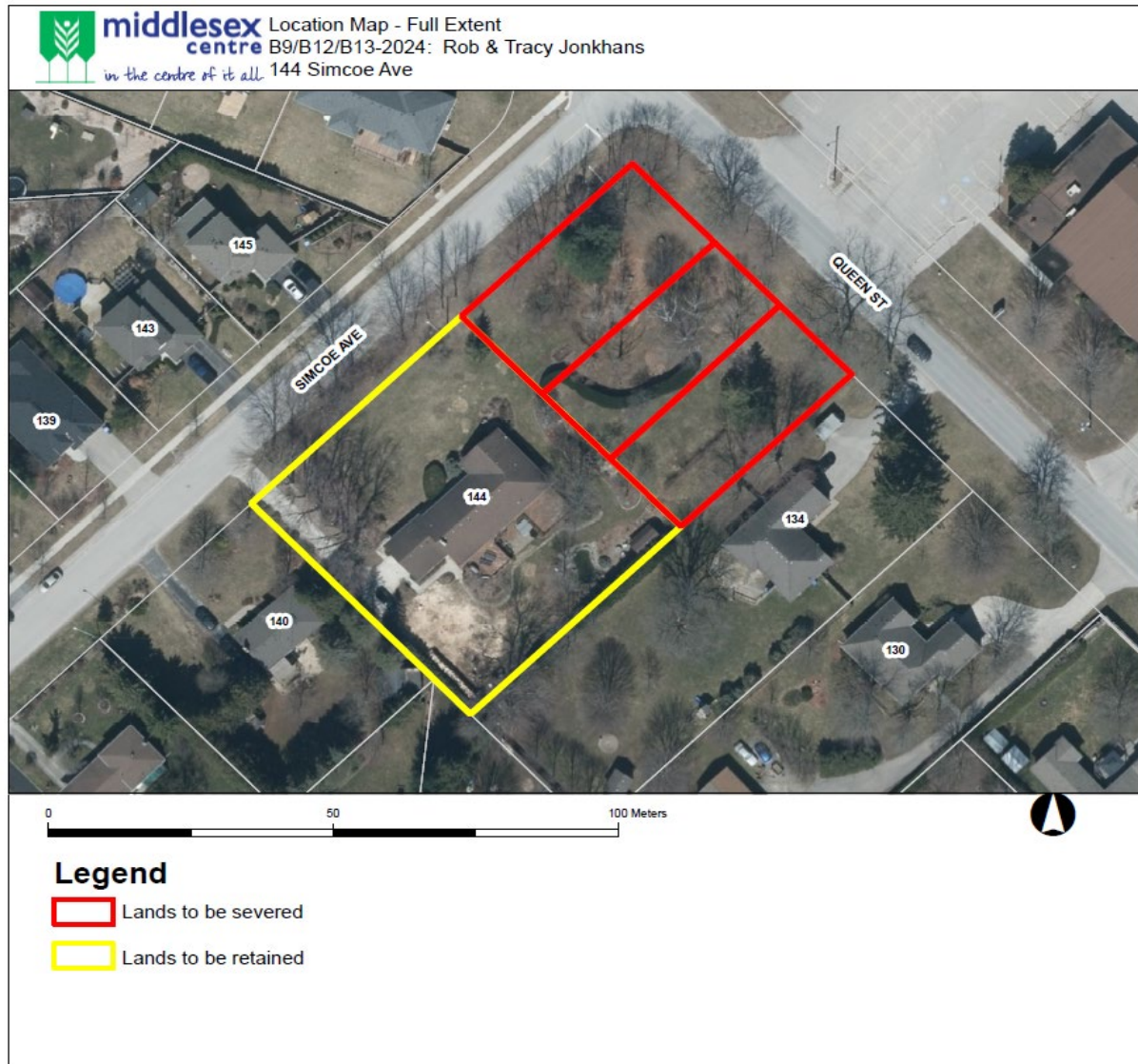
The Municipality is seeking input on development applications within 60 metres of your property. The purpose and effect of the subject applications is to sever three residential lots from a 5,041 m<sup>2</sup> (1.25 ac) residential property in order to facilitate the construction of a single-detached dwelling on each of the severed lots.

The first lot, being a corner lot, is proposed to have a frontage of 21.3 m (70 ft) on Queen Street and an area of approximately 878 m<sup>2</sup> (9, 451 ft<sup>2</sup>). The second severed lot is proposed to have a frontage of approximately 16.8 m (55 ft) on Queen Street and an area of approximately 689 m<sup>2</sup> (7, 416 ft<sup>2</sup>). The third severed lot is proposed to have a frontage of approximately 16.8 m (55 ft) on Queen Street and an area of approximately 689 m<sup>2</sup> (7, 416 ft<sup>2</sup>).

The retained residential lot with the existing home would have a frontage of approximately 51 m (167 feet) on Simcoe Avenue, and an area of approximately 2, 802 m<sup>2</sup> (0.69 ac).

## Description and Location of Subject Land:

The subject property is located on the southwest corner of Simcoe Avenue and Queen Street Komoka. The land is legally described as Block 15 Lot 2 to 6 on Plan 109 in the County of Middlesex, 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](mailto:clerk@middlesexcentre.ca). Comments will form part of the public record and will be circulated to Committee Members 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 THE COMMITTEE OF ADJUSTMENT** 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.
- 4) **ATTEND THE MEETING IN PERSON** at the Ilderton Community Centre (13168 Ilderton Rd). 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 the Committee of Adjustment regarding the proposed applications, 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).

## 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 Committee of Adjustment for 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 53(19) 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 2<sup>nd</sup> day of July, 2024.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and the last name "Hutson" clearly distinguishable.

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