



NOTICE OF REVISED APPLICATION AND PUBLIC MEETING

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-7-2024)

Applicant: Melchers Developments Inc., 2428812 Ontario Limited, Kilworth Heights West Ltd.

Agent: Baker Planning Group (c/o Caroline Baker)

Location: Kilworth Heights West Subdivision, Concession 1 Part of Lot 7, 33R18800, and 33M-840

Roll No: Several properties. Please refer to location map.

Public Meeting

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

Date: December 18, 2024

Time: 5:30 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.

Purpose and Effect of the Application

The Municipality is seeking input on a development application within 120 metres of your property.

The Zoning By-law Amendment application seeks to reduce the Minimum Exterior Side Yard Setback within the UR1-36, UR1-37 and UR1-38 zones that apply to Phases 3, 4 and 5 of the Kilworth Heights West subdivision. The amendment proposes to reduce the Exterior Side Yard Setback for attached garages from 6.0 m to 2.5 m provided the wall of the garage is not closer to the exterior side yard than the habitable portion of the dwelling.

The effect would permit full sized attached garages and driveways in the front yard of corner lots to be located closer to the exterior side lot line while being in compliance with all other regulations of the Zoning By-law.

In accordance with Section 34 (10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Proposal Summary

Existing Zones		Proposed Zones
UR1-36	Minimum Exterior Side Yard Setback for attached garages (iii) 6 m (19.7 ft)	Minimum Exterior Side Yard Setback for attached garages (iii) 2.5 m (8.2 ft) provided the wall of the garage is not closer to the exterior side yard than the habitable portion of the dwelling
UR1-37		
UR1-38		

Description and Location of the Subject Lands

The subject lands are located south of Glendon Drive, and on the west and east side of Crestview Drive. The land is legally described as Concession 1 Part Lot 7, Municipality of Middlesex Centre (geographic Township of Lobo), County of Middlesex. The affected lands include corner lots for single detached dwellings within Phases 3, 4 and 5 of the Kilworth Heights West subdivision.

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 Ilderton Community Centre. 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, Marion Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email 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 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:

ZBA-2012 – Approved

39T-MC1401 – Draft Approved January 12, 2016.

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 26th day of November, 2024.



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

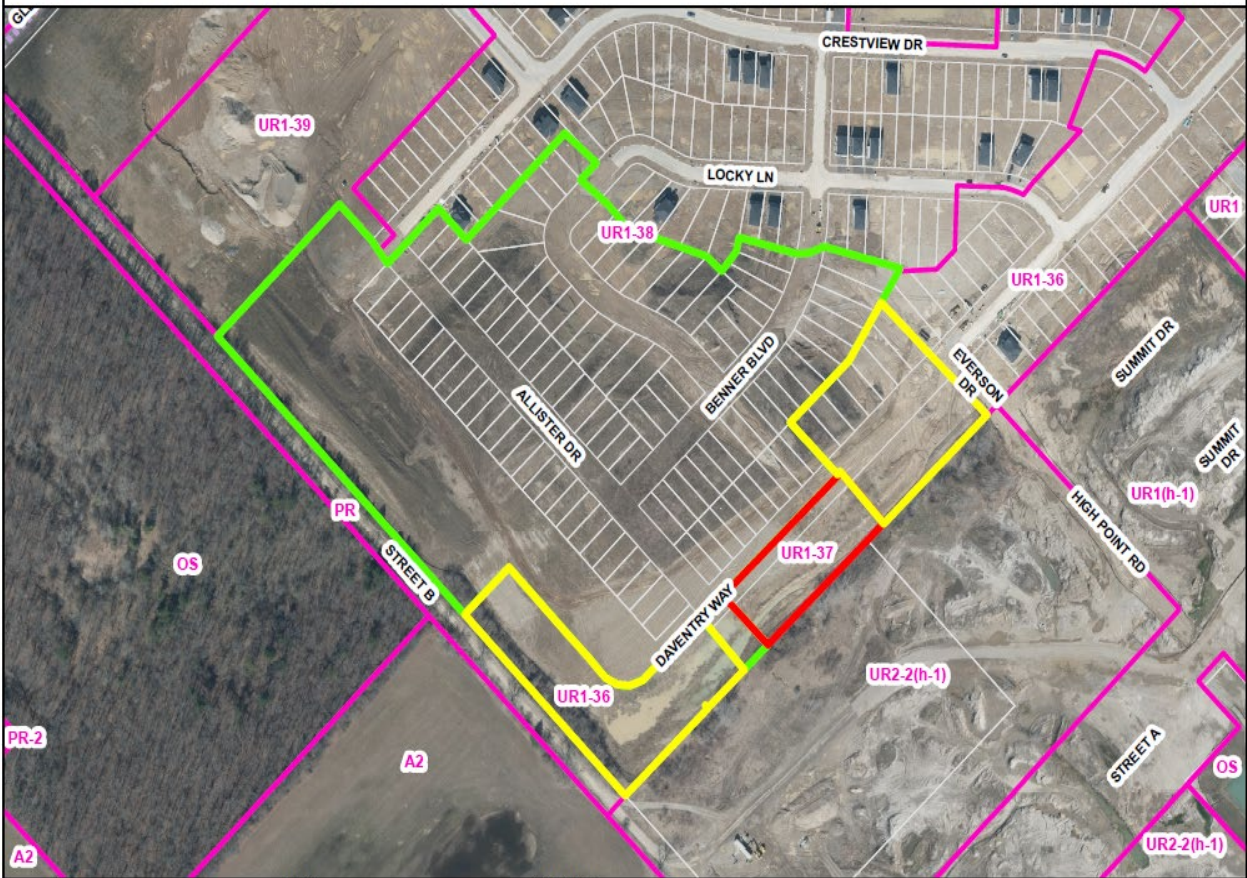


middlesex
centre
in the centre of it all






Location Map - Full Extent

ZBA 7/2024: Kilworth Heights West Ltd, Warrington Homes, Melchers Development

Legal Text: CON 1 PT LOT 7 PT LOT 8 RP 33R18800



Legend

-  'Urban Residential (UR1-36)' Lands subject to the rezoning application
-  'Urban Residential (UR1-37)' Lands subject to the rezoning application
-  'Urban Residential (UR1-38)' Lands subject to the rezoning application
-  Zone Boundary
-  Parcels