

NOTICE OF PUBLIC MEETING
pursuant to Sections 22, 34, and 51
of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR
PLAN OF SUBDIVISION (39T-MC1902), OFFICIAL PLAN AMENDMENT (OPA 45)
AND ZONING BY-LAW AMENDMENT (ZBA-14-2019)**

Owner: Brantam Developments Inc.
Agent: Douglas Stanlake (Stanlake Consulting)
Location: 9904 Oxbow Drive
Roll No: 393900002024000

Purpose and Effect of Applications:

The Municipality is seeking input on development applications within 120 metres of your property. The application for a Plan of Subdivision proposes to create 166 building lots for single detached dwellings and medium density residential blocks for future residential development. The total medium density residential blocks were reduced in size from 5.5 ha (13.6 ac) to 5.3 ha (13.1 ac).

Also, there are also several blocks which form the stormwater conveyance channel which were widened by 0.303 ha (0.75 ac) to accommodate various storm events. Additionally, as a result of the widening several single family lots were eliminated and resized.

The purpose and effect of the Official Plan Amendment is to:

- remove the aggregate overlay delineation from the entirety of the property;
- re-designate a proposed parkette from 'Residential' to 'Parks and Recreation';
- re-designate five (5) blocks from 'Residential' to 'Medium Density Residential';
- move the location of the proposed stormwater management pond; and,
- add a site-specific policy to Section 5.7.4 of Middlesex Centre's Official Plan to apply to a limited number lots that would permit private attached garages on freehold residential lots to project 1.5 metres (4.9 feet) closer to the street line than the habitable portion or porch of the main floor of the dwelling unit. This would apply to lot widths greater than 12 m (39.3 ft) provided that a variety of house designed and positive street frontage oriented to pedestrian is required by Architectural Design Guidelines prepared for the subdivision and that such exceptions may be subject to a maximum garage width and other requirements within the zoning by-law to limit the visual and streetscape impacts of garage.

The purpose and effect of the Zoning By-law Amendment is to rezone the subject property from the 'Existing Use (EU)' zone to:

- 'Parks and Recreation (PR)' for block 167 to accommodate the proposed parkette;
- 'Open Space exception 1 (OS-1)' for blocks 175, 177, 178 and 179 to accommodate future public works for a stormwater diversion channel and a stormwater management facility;
- a site-specific 'Urban Residential First Density exception A (UR1-A)' zone for single detached dwellings. The zoning standards are as follows;

	Proposed UR1-A zone
Minimum Lot Area	360 m ² (3,875 ft ²)
Minimum Lot Frontage	12.0 m (39 ft)
Minimum Front Yard Setback	4.5 m (14.8 ft) to the porch or habitable portion of the dwelling 6.0 m (19.7 ft), but not more than 1.5 m (4.9 ft) closer to the front lot line than the porch or habitable portion of the dwelling
Minimum Side Yard Setback	1.2 m (3.9 ft) for an interior side yard 2.4 m (7.8 ft) to the habitable portion of a dwelling on an exterior side yard, except attached garages 4.5 m (14.7 ft) on an exterior side yard to an attached garage
Minimum Rear Yard Setback	6.0 m (19.7 ft)
Sight Visibility Triangles	On corner lots, notwithstanding any other provisions of this by-law, a sight visibility triangle shall have minimum dimensions of 6.0 m (19.7 ft) by 6.0 m (19.7 ft)
Maximum Lot Coverage	50% for dwelling and attached garage for single storey dwellings 53% for all buildings including main building, attached garage, and accessory buildings and structures for single storey dwellings 40% for dwelling and attached garage for all other dwelling types 43% for all buildings including main building, attached garage, and accessory buildings and structures for all other dwelling types

- a site specific 'Urban Residential First Density exception B (UR1-B)' zone for a proposed vacant land condo single family units on block 172. This proposed zone is to be compounded with a site-specific 'Urban Residential Third Density exception C with Hold (UR3-C) (h-6)'. The Hold (h-6) requires a public site plan review process prior to any development on the land.

The zoning standards are as follows;

	Proposed UR1-B zone
Special Provision	Notwithstanding any other provisions of this By-law, multiple dwellings are permitted on a single lot in advance of the registration of a vacant land condominium plan against the land. All other provisions of this Zoning category must be adhered to as if the vacant land condominium plan, forming part of the condominium agreement that applies to the land is registered. This clause shall not apply after the registration of a vacant land condominium plan against the land.
Minimum Lot Area	360 m ² (3,875 ft ²)
Minimum Lot Frontage	12.0 m (39 ft)
Minimum Side Yard Setback	1.2 m (3.9 ft) for an interior side yard 3.0 m (9.8 ft) on the side abutting the road and 1.2 m (3 ft) on the other side for corner lots
Maximum Lot Coverage	40% for dwelling and attached garage 43% for all buildings including main building, attached garage, and accessory buildings and structures

- a site-specific 'Urban Residential Third Density exception C with Hold (UR3-C) (h-6)' zone to permit townhouse dwelling and multiple dwelling units on block 172. This zone is read in conjunction with 'Urban Residential First Density exception B (UR1-B)' noted above for block 172. The Hold (h-6) requires a public site plan review process prior to any development on the land.

The zoning standards are as follows;

	Proposed UR3-C zone
Permitted Uses	Accessory Use Townhouse Dwelling Multiple Unit Dwelling
Minimum Front Yard Setback	4.5 m (14.8 ft) to the porch or habitable portion of the dwelling 6.0 m (19.7 ft) to the attached garage
Minimum Side Yard Setback	3.0 m (9.8 ft) for townhouse dwelling
Minimum Rear Yard Setback	6.0 m (19.7 ft)
Maximum Lot Coverage	40% for dwelling and attached garage 45% for all buildings including main building, attached garage, and

	Proposed UR3-C zone
Permitted Uses	Accessory Use Townhouse Dwelling Multiple Unit Dwelling
	accessory buildings and structures
Minimum Landscape Open Space	35%
Maximum Density	35 units per hectare

- a site-specific 'Urban Residential Third Density exception D with Hold (UR3-D) (h-6)' zone to permit townhouse dwelling units on blocks 171 and 173. The Hold (h-6) requires a public site plan review process prior to any development on the land.

The zoning standards are as follows;

	Proposed UR3-D zone
Permitted Uses	Accessory Use Townhouse Dwelling
Minimum Side Yard Setback	3.0 m (9.8 ft) on an interior lot 4.5 m (14.7 ft) on the side abutting a street and 3.0 (9.8 ft) on the other side on a corner lot
Minimum Rear Yard Setback	6.0 m (19.7 ft)
Maximum Lot Coverage	40% for dwelling and attached garage 45% for all buildings including main building, attached garage, and accessory buildings and structures
Minimum Landscape Open Space	35%
Maximum Density	35 units per hectare

- a site-specific 'Urban Residential Third Density exception E with Hold (UR3-E) (h-3)' zone to permit townhouse dwelling units on blocks 169 and 170. The Hold (h-3) requires the applicant complete a Noise and Vibration Impact Analysis prior to site plan approval due to proximity of railway operations

The zoning standards are as follows; and,

	Proposed UR3-E zone
Permitted Uses	Accessory Use Townhouse Dwelling
Minimum Side Yard Setback	3.0 m (9.8 ft) on an interior lot 4.5 m (14.7 ft) on the side abutting a

	Proposed UR3-E zone
Permitted Uses	Accessory Use Townhouse Dwelling
	street and 3.0 (9.8 ft) on the other side on a corner lot
Minimum Setback from Rail Line	120 m (394 ft) from the existing railway right of way in the absence of a combination safety berm and acoustical mitigation fence adjoining and parallel to the existing railway right of way, or 30 m (98 ft) in conjunction with a safety berm and acoustical mitigation fence
Minimum Rear Yard Setback	6.0 m (19.7 ft) or 30 m (98 ft) in conjunction with a safety berm and acoustical mitigation fence
Maximum Lot Coverage	40% for habitable building 45% for all buildings including habitable building and accessory buildings and structures
Minimum Landscape Open Space	35% Where a yard abuts rail operations, a minimum 15 m (49.2 ft) landscape open space area in width and parallel from the existing railway right of way shall be maintained.
Maximum Density	35 units per hectare

- a site-specific 'Urban Residential Third Density exception F with Hold (UR3-F) (h-A)' zone to permit apartment dwelling units on block 174.

The Hold (h-A) is a new site specific Hold zone that requires "a Noise and Vibration Impact Analysis be prepared by a qualified professional in association with the site plan approval processes for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise or vibration mitigation arising from the Noise and Vibration Impact Analysis have been incorporated into the conditions of site plan approval and the building design such that the proposed development will meet the Ministry of Environment (MOE) noise criteria. The studies are to be completed to the satisfaction of CN Rail."

The zoning standards are as follows;

	Proposed UR3-F zone
Permitted Uses	Accessory Use Apartment Dwelling
Minimum Side Yard Setback	5.0 m (16.4 ft) on the south side

Public Meeting

Council will hold a meeting to consider the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment:

Date: Wednesday December 16, 2020

Time: 7:00 p.m.

Place: This will be a **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

You are invited to participate in the public meeting and to provide verbal and written comments regarding this matter. Additional details are below.

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. You will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of or in opposition to the development.

The public meeting will take place during a Council meeting and the Mayor will keep the meeting in order and allow the applicant (or their agent), the registered public participants, and Council to speak and ask questions.

You are invited to participate in the public meeting by submitting comments and/or concerns via email to planning@middlesexcentre.on.ca in advance of the meeting, or by registering to participate in the public meeting by calling in or joining the meeting online via Zoom. Only those that register will be permitted to participate during the meeting.

To register to participate in the public meeting by phone or online by Zoom please send your request to participate no later than the 4:30pm on the Monday prior to the meeting via email to planning@middlesexcentre.on.ca and provide the following information: Your First and Last Name, the phone number that you will be calling in on, your home address with postal code, and prepared speaking notes.

If you have questions about the application we encourage you to contact the Planner directly in advance of the meeting and they may be able to answer your questions.

Speaking notes and comments received will be forwarded to Council in advance of the meeting for their information and consideration. If, for any reason, you cannot connect or you lose your connection the meeting will continue to proceed in your absence, however, Council will have your comments and concerns in advance to take into consideration.

What if I can't participate in a Public Meeting?

You can learn more about the proposed development by contacting the Planner, or by visiting the Municipality's website under Public Notices at the following link: middlesexcentre.on.ca/public-notice. You may choose to submit comments via letter or email, however at this time an email is encouraged.

You may watch the meeting on Middlesex Centre's YouTube channel, a link to which may be found on our website: middlesexcentre.on.ca/council-meeting. We try to livestream the meetings in real-time, however, from time-to-time this may not be possible due to technical issues. In these cases, the meeting will be recorded and available on the municipal YouTube channel within 48 hours.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Sections 22, 34 and 51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Draft Plan of Subdivision, Official Plan Amendment and/or Zoning By-law Amendment application.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Draft Plan of Subdivision, Official Plan Amendment and/or Zoning By-law Amendment application is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre to the Local Planning Appeal Tribunal,
 - b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.
- 3) If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Zoning By-law Amendment, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, Ilderton, ON N0M 2A0 or via email at planning@middlesexcentre.on.ca.
- 4) If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Official Plan Amendment, you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638)
- 5) If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Draft Plan of Subdivision, you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638)

For more information about this matter, including questions about the application or information about appeal rights, contact the planner, Marion Cabral, for the Municipality of Middlesex Centre at 519-930-1006.

Other Planning Act Applications:

None.

If you are aware of any persons affected by these applications 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 24th day of November, 2020.



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

Proposed Plan of Subdivision – Resubmission on August 13, 2020

