



## **NOTICE OF COMPLETE 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-05-2022)**

**Owner:** TTW Properties Inc. (c/o Craig White)

**Location:** 108 St Clair Avenue

**Roll No:** 393900002014900

#### **Purpose and Effect of the Application:**

The Municipality is seeking input on a development application within 120 metres of your property. The property is currently zoned 'Institutional (I)' which permits a variety of institutional uses including a place of worship, a school, nursing home, retirement home, day nursery, and community centre.

The Zoning By-law Amendment application requests to rezone the property to a new site-specific 'Urban Residential Third Density (UR3-x)' zone to permit an apartment building (3 units) with the following site-specific provisions:

- Minimum lot frontage: 24 m (78.7 ft)
- Minimum front yard setback: 4 m (13.1 ft)
- Minimum side yard setback: 2.9 m (9.5)
- Minimum rear yard setback: 8 m (26.2 ft)

The applicant proposes to convert the former place of worship into three separate apartment dwelling units. The above noted provisions would recognize the existing structure on the property.

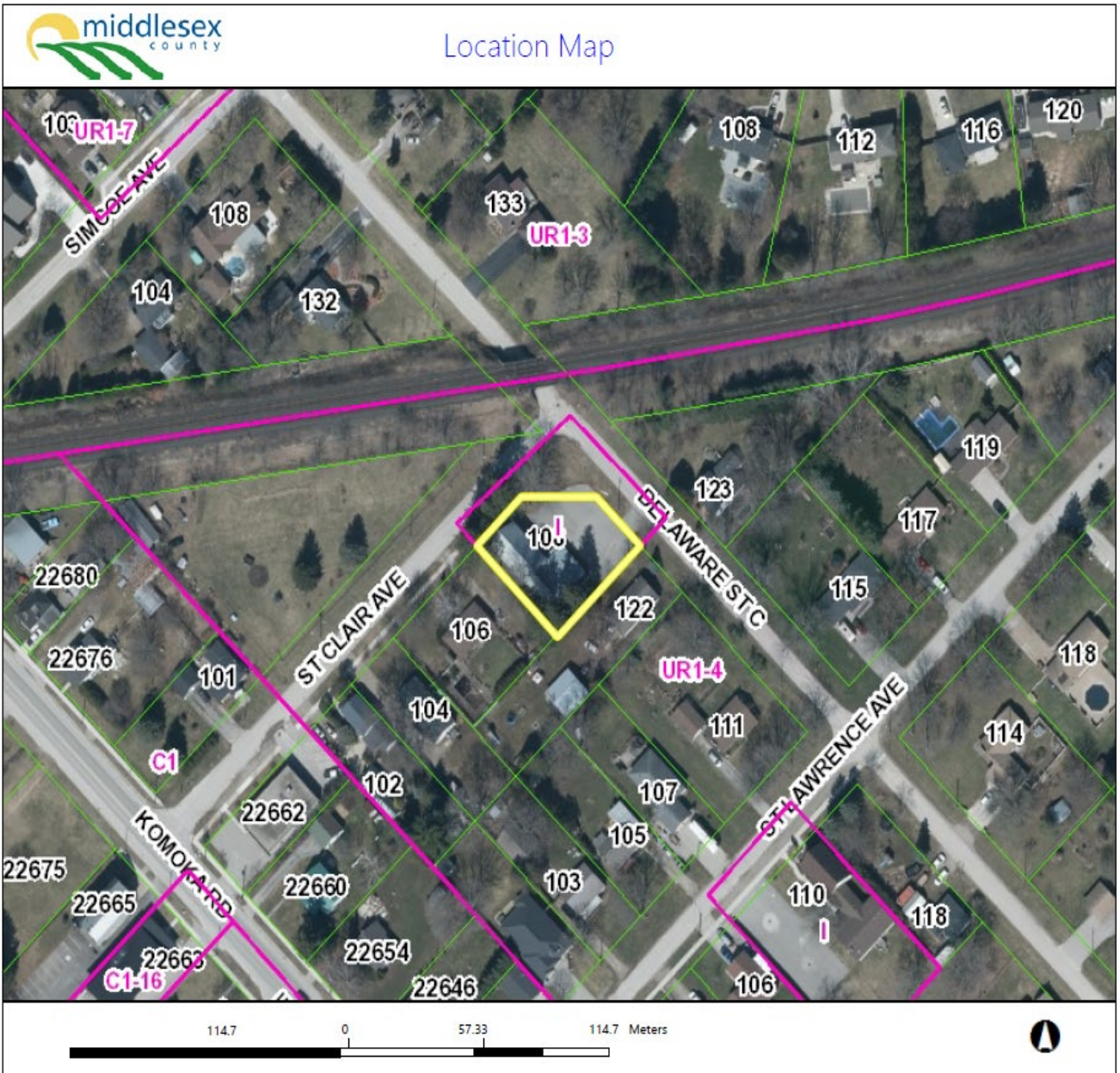
A location map, site plan, and preliminary floor plans are attached to this Notice.

If you would like additional information or have any questions about the proposed application, please contact the Planner, Marion Cabral at 519-930-1006 or through email at [planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca) ahead of the public meeting noted below.

#### **Description and Location of Subject Land:**

The subject land is approximately 1, 183.6 m<sup>2</sup> (0.3 ac) in area and located on the south

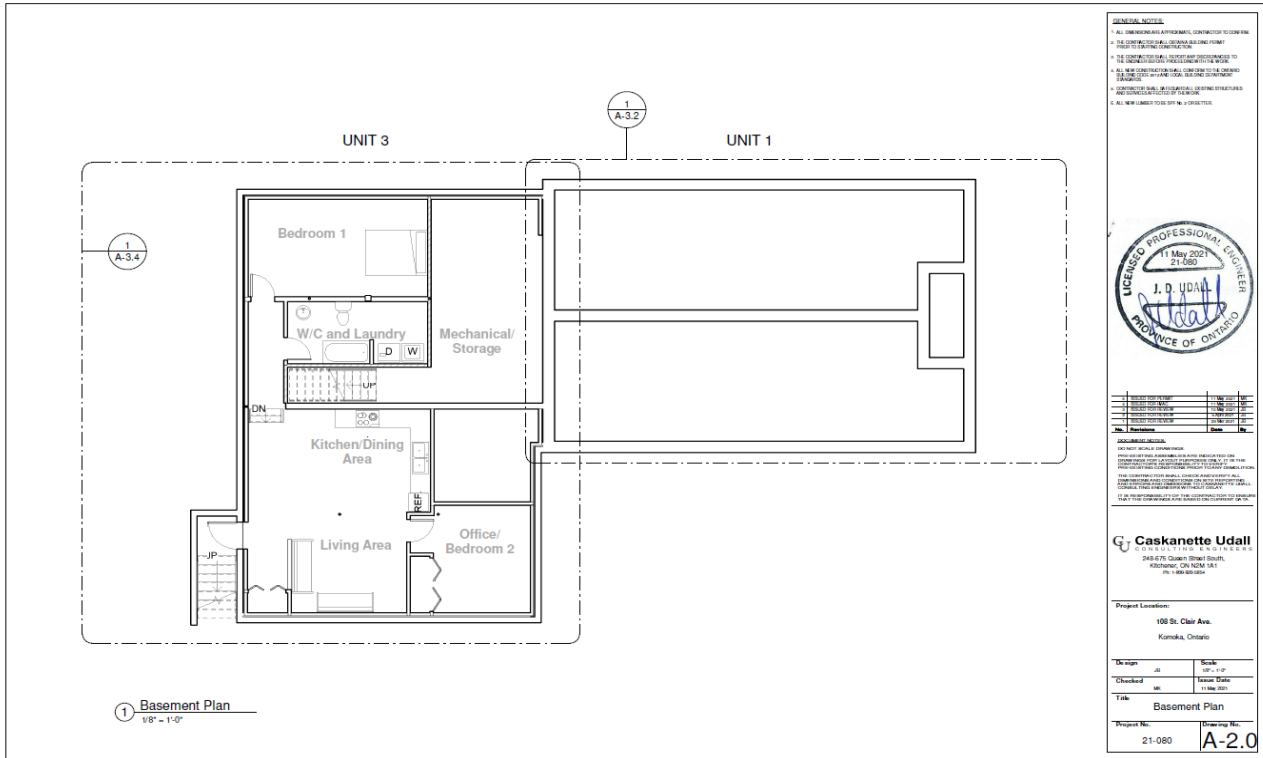
corner of St Clair Avenue and Delaware Street. The property is legally described as Plan 76 Block L Lot 14, Municipality of Middlesex Centre.



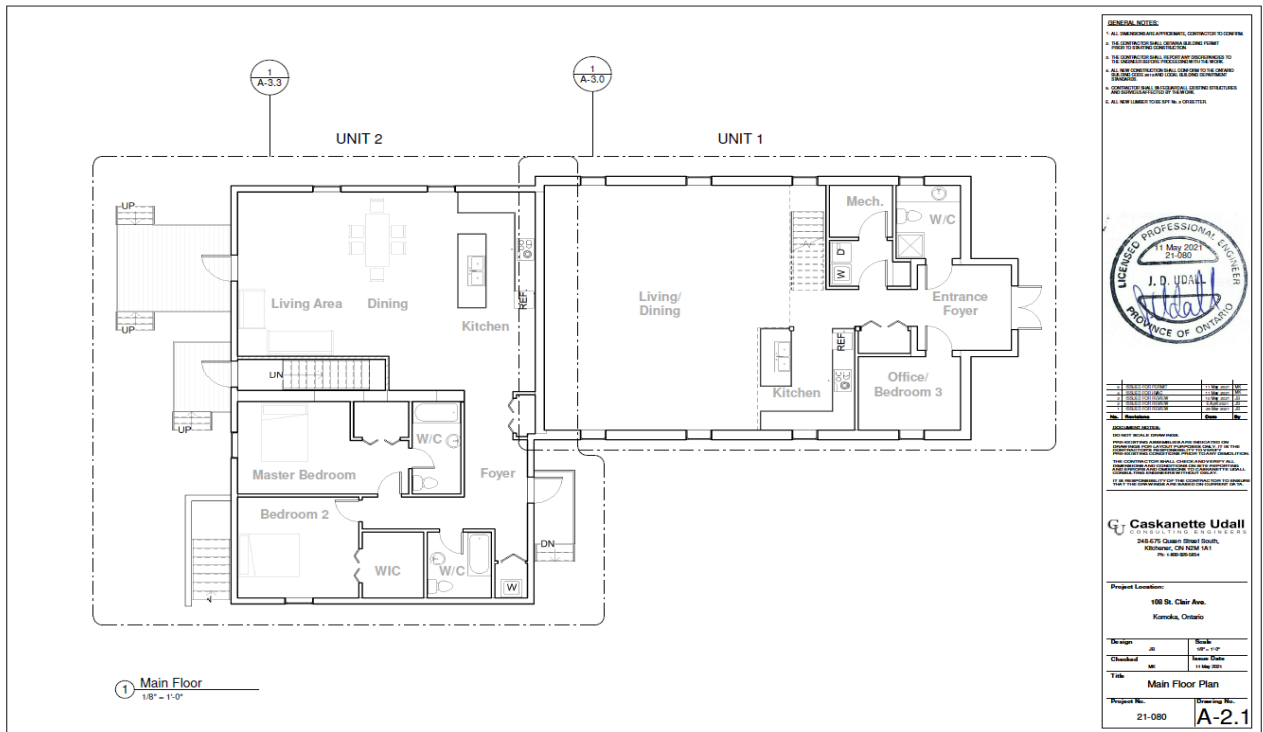


# Preliminary Floor Plans

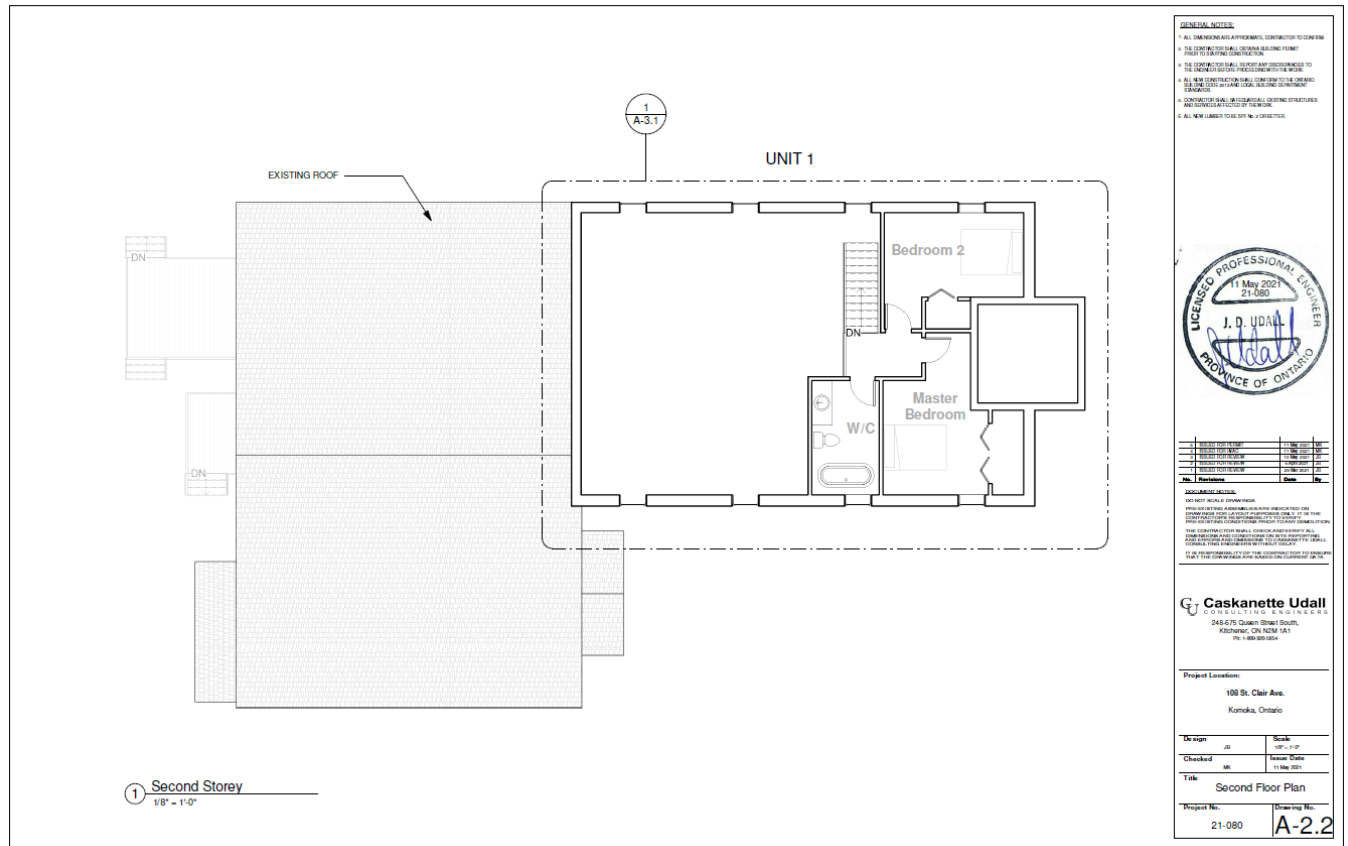
## Basement Plan



## First Floor Plan



## Second Floor Plan



## Public Meeting

Council will hold a public meeting to consider the Zoning By-Law Amendment:

**Date:** Wednesday May 18, 2022

**Time:** 6:00 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](http://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](mailto: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](mailto: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](http://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](http://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 Section 34 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 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 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 Ontario Land Tribunal,
  - b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, 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](mailto:planning@middlesexcentre.on.ca).

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:**

Site Plan Approval application (File SPA05-22)

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 26<sup>th</sup> day of April, 2022.



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