



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-07-2022)

Owner: Oxbow Developments Limited Partnership

Agent: Zelinka Priamo Ltd. (Matt Campbell)

Location: 10072 Oxbow Drive

Roll No: 3939000002032304

Public Meeting

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

Date: September 21, 2022

Time: 6:00 p.m.

Place: This will be a **hybrid 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 Application

The Municipality is seeking input on a development application within 120 metres of your property. The property is currently zoned as 'Urban Residential Third Density exception 14 with Hold (UR3-14)(h-3)(h-6)(h-7)'.

The Zoning By-law Amendment application requests to amend the definition of "Lot" to apply the zoning regulations (e.g. setbacks, lot coverage) to the entirety of the land, whereas, the current Zoning By-law applies the regulations on each condominium unit on an individual, per lot basis. The amendment proposes to add the following clause to the 'UR3-14' zone:

"Notwithstanding the definition of "Lot", the entire area zoned UR3-14 is considered a "Lot", and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit within a Plan of Condominium."

No changes to the zoning regulations or permitted use list of the UR3-14 zone are proposed.

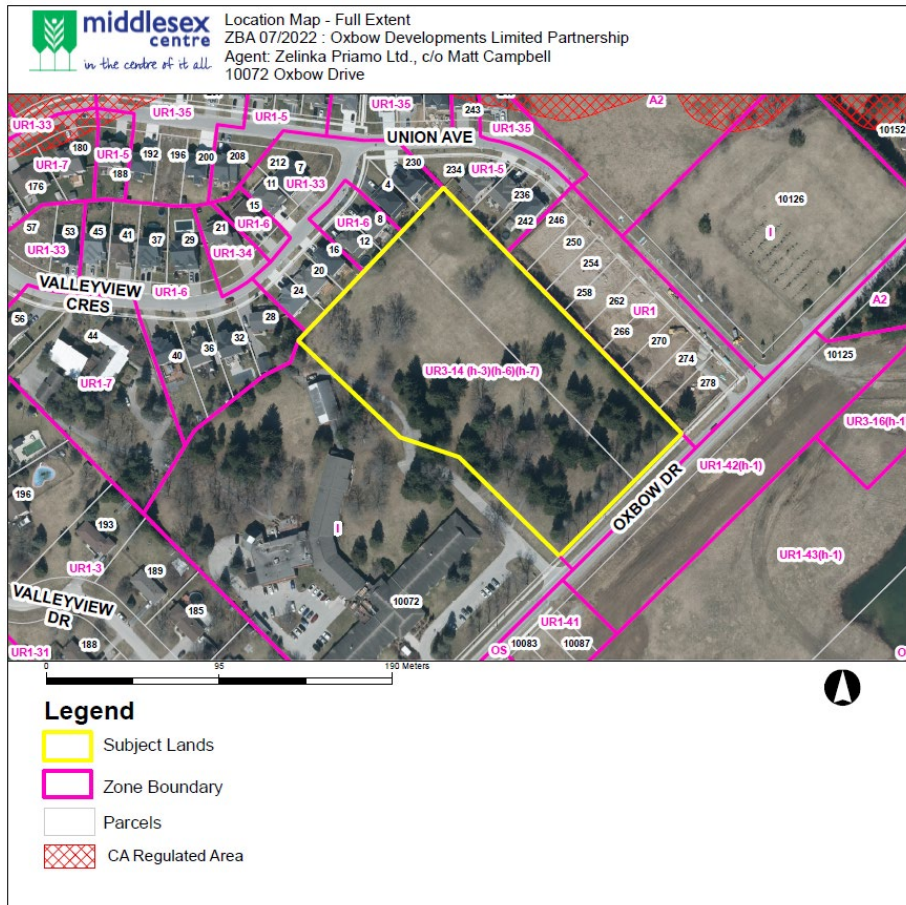
The effect of the rezoning with the additional clause would allow for the development of a residential vacant land Plan of Condominium. Residential uses are currently permitted on the subject lands, however, the Zoning By-law definition of a “Lot” includes vacant land condominiums which prevents the proposed development on the land. A conceptual plan showing the proposed development is appended to this Notice.

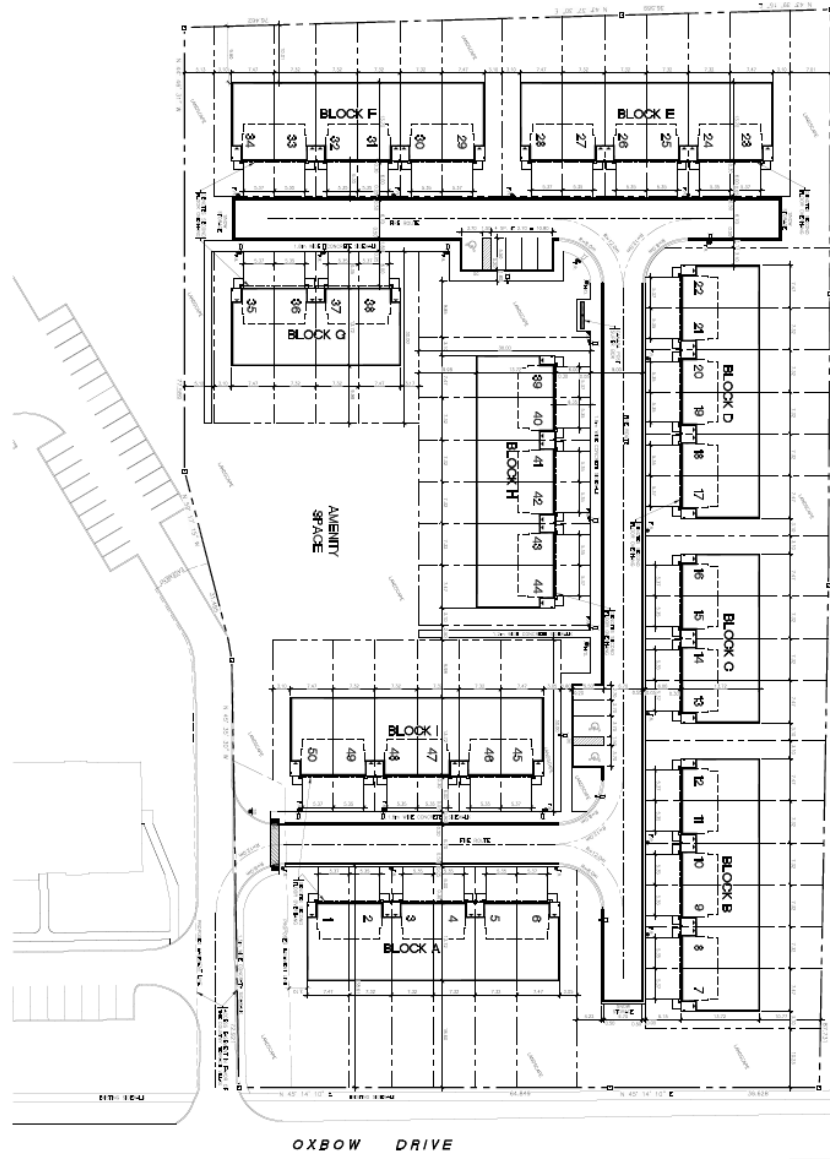
Proposal Summary

Requirements	Relief Requested
<p>2.101 – LOT means a parcel or tract of land which: (e) is a vacant land condominium unit on a registered vacant land condominium plan</p>	<p>New 10.3.14 (j) - Notwithstanding the definition of “LOT”, the entire area zoned UR3-14 is considered a “Lot”, and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit within a Plan of Condominium.”</p>

Description and Location of the Subject Lands

The subject lands are located on the north side of Oxbow Drive and west of Union Avenue. The lands are legally described as Concession 3 S Part of Lot 6 RP 33R21086 Parts 1 and 2, and Concession 3 S Part of Lot 6 RP 33R7661 Parts 1,2, and 3, Municipality of Middlesex Centre.





PROPERTY INFORMATION	
PROJECT NUMBER	10072 OXBROW TOWNS
CLIENT	ORCHARD REALTY INC.
DATE	2024-01-15
SCALE	AS SHOWN
DRAWN BY	J. SMITH
CHECKED BY	M. JONES
DATE	2024-01-15
PROJECT LOCATION	10072 OXBROW DRIVE, MIDDLESEX, ONTARIO
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	IN PROGRESS
PROJECT CONTACT	ORCHARD REALTY INC.
PROJECT PHONE	(416) 291-1111
PROJECT FAX	(416) 291-1112
PROJECT EMAIL	info@orchardrealty.com
PROJECT WEBSITE	www.orchardrealty.com
PROJECT SOCIAL MEDIA	Facebook: Orchard Realty Inc. Instagram: OrchardRealtyInc LinkedIn: Orchard Realty Inc.

OXBROW TOWNS

10072 OXBROW DRIVE, MIDDLESEX, ONTARIO

SITE PLAN

A1.1

ORCHARD REALTY INC.

10072 OXBROW DRIVE, MIDDLESEX, ONTARIO

(416) 291-1111

info@orchardrealty.com

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 Marion 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 Board, there are reasonable grounds to do so.

Other Planning Act Applications:

Site Plan Application: SPA-06-2022

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 30th day of August, 2022.

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