



## **NOTICE OF PUBLIC MEETING**

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

### **REVISED APPLICATIONS FOR PLAN OF CONDOMINIUM (39T-MC-CDM2101), OFFICIAL PLAN AMENDMENT (OPA 57) AND ZONING BY-LAW AMENDMENT (ZBA-16-2021)**

**Owner:** Sweid Holdings Inc.

**Agent:** Anthony Gubbels (LDS Consultants Inc.)

**Location:** 6, 10, 14 Elmhurst Street

**Legally described as Concession 1 S Part Lot 10, Concession 1 Part Lot 10 RP 33R12238 Part 1 and Concession 1 S Part Lot 10**

**Roll No:** 393900001023400, 393900001023500, 393900001023600

#### **Public Meeting**

Council will hold a public meeting to consider the Plan of Condominium, Official Plan Amendment and Zoning By-Law Amendment. The details are as follows:

**Date:** Wednesday February 15, 2023

**Time:** 6:00 p.m.

**Place:** This will be a **hybird 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](https://middlesexcentre.on.ca/council-meetings)

#### **Purpose and Effect of Applications:**

The Municipality is seeking input on Official Plan Amendment, Zoning By-law Amendment, and Plan of Condominium applications within 120 metres of your property.

The purpose of the plan of condominium application is to create forty-five (45) dwelling units within a vacant land condominium. Fifteen (15) units will be for the development of single detached dwellings, and thirty (30) units will be for the development of townhouse dwelling units. Each dwelling unit is proposed to have two (2) parking spaces. Twenty (18) visitor parking spaces and a common amenity area are located at the centre of the proposed development.

All lots will front onto an internal private road that will have one (1) access onto Elmhurst Street. The proposed servicing is a connection to the municipal water and municipal sanitary service system located along Kilworth Park Drive.

The purpose of the official plan amendment application is to redelineate the Natural Environment designation to permit development. The proposed amendment reflects the Development Assessment Report completed by the proponent.

The purpose of the zoning by-law amendment application is to rezone the lands from 'Urban Residential First Density exception 3 (UR1-3)' to 2 new site-specific zones to facilitate development – 'Urban Residential First Density (UR1-x)' zone to permit single detached dwellings, and 'Urban Residential Third Density (UR3-x)' zone to permit townhouse dwellings. Proposed zoning standards are attached to this Notice.

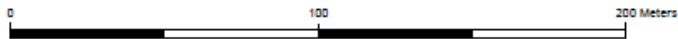
A location map and the proposed plan of condominium are attached to this Notice

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

The subject property is approximately 2.035 ha (5.02 ac) in area and located on the west side of Elmhurst Street and south of Glendon Drive (County Road 14) in Kilworth. The subject lands are legally described as Concession 1 S Part Lot 10 and Concession 1 Part Lot 10 RP 33R12238 Part 1, Municipality of Middlesex Centre (geographic Township of Lobo), Middlesex County.

### **Additional Information:**

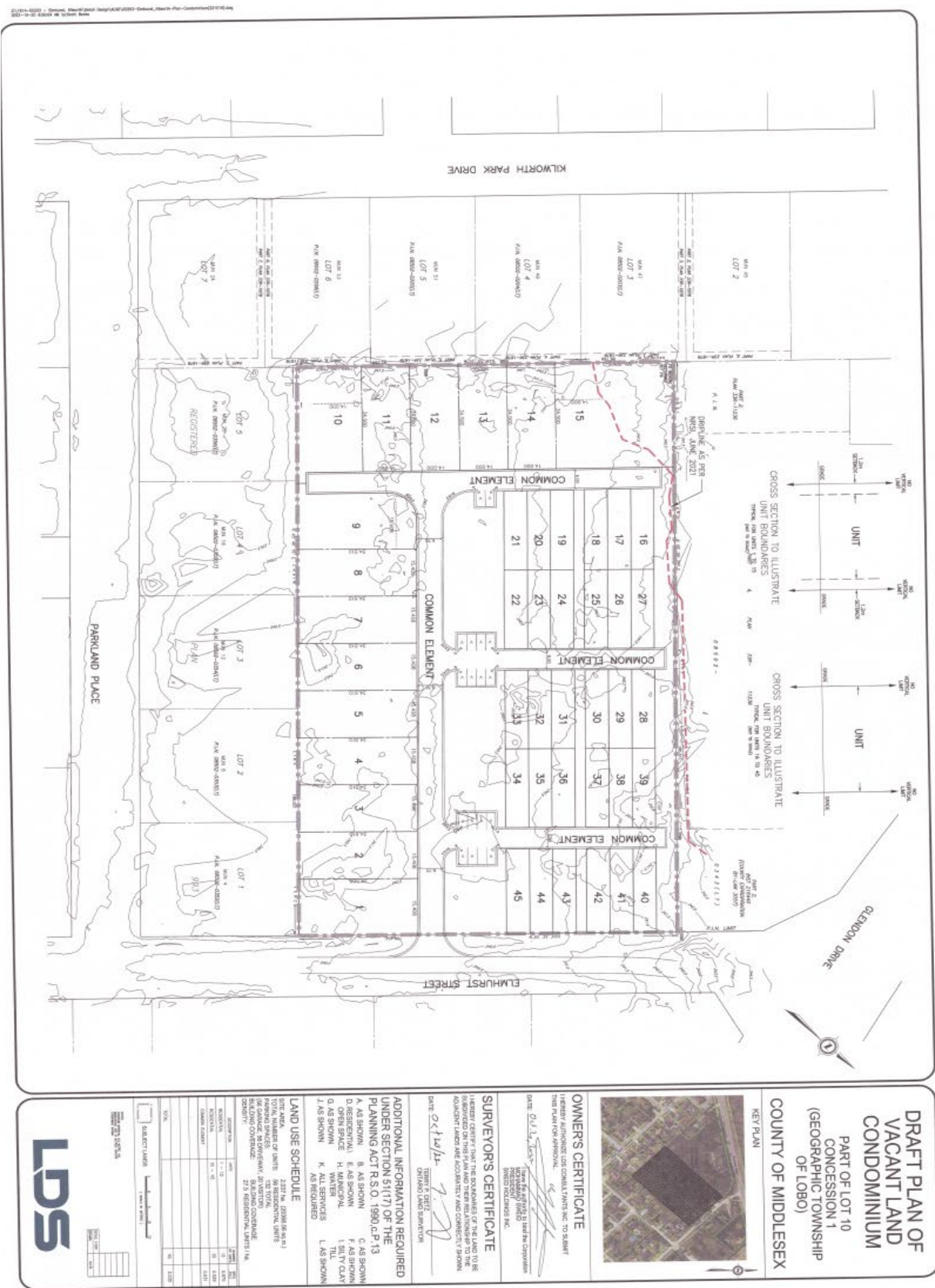
Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found via the Public Notices section of the Middlesex Centre website: <http://www.middlesexcentre.on.ca/Public/Public-Notices>



## Legend

- Lands to be rezoned from 'Urban Residential First Density exception 3 (UR1-3)' zone to 'Urban Residential Third Density exception x (UR3-x)' zone
- Lands to be rezoned from 'Urban Residential First Density exception 3 (UR1-3)' zone to 'Urban Residential First Density exception x (UR1-x)' zone
- Entire property subject to OPA 57 to redelineate the Natural Environment designation
- Plan of Condominium 39T-MC-CDM2101
- Zone Boundary
- Parcels
- Significant Woodland (MNHS 2014)
- CA Regulated Area

Proposed Plan of Condominium



**DRAFT PLAN OF VACANT LAND CONDOMINIUM**  
PART OF LOT 10 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF LOBO)  
COUNTY OF MIDDLESEX



**OWNERS CERTIFICATE**  
I HEREBY AUTHORIZE THE DEVELOPER TO SUBMIT THIS PLAN FOR APPROVAL.  
DATE: 04/12/2012  
SIGNED: [Signature]  
PRESIDENT

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBMITTED ON THIS PLAN AND THEREAFTER TO BE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: 04/12/2012  
SIGNED: [Signature]  
SURVEYOR

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, C.P. 13**  
A. AS SHOWN B. AS SHOWN C. AS SHOWN  
D. RESIDENTIAL E. AS SHOWN F. AS SHOWN  
G. OPEN SPACE H. MANICURED I. SILTY CLAY  
J. AS SHOWN K. WATER L. AS SHOWN  
M. AS REQUIRED

**LAND USE SCHEDULE**  
TYPE OF LAND: [Blank]  
NUMBER OF UNITS: [Blank]  
HABITABLE SPACES: [Blank]  
BUILDING COVERAGE: 27.5% RESIDENTIAL UNITS 1M

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL	10,000	10.00%
2	COMMON ELEMENT	1,000	1.00%
3	OPEN SPACE	1,000	1.00%
4	WATER	1,000	1.00%
5	MANICURED	1,000	1.00%
6	SILTY CLAY	1,000	1.00%
7	AS SHOWN	1,000	1.00%
8	AS REQUIRED	1,000	1.00%





## **Proposed Site-Specific Zones**

Underlined text represent standards to be included within the respective site-specific zones.

	<b>Proposed UR1-x Zone for Single Detached Dwellings</b>	<b>Proposed UR3-x Zone for Townhouse Dwellings</b>
<b>Permitted Uses</b>	Accessory Use Home Occupation Single Detached Dwelling	<u>Accessory Use</u> <u>Home Occupation</u> <u>Townhouse Dwelling</u>
<b>Minimum Lot Area</b>	450.0 m <sup>2</sup> (4, 844 ft <sup>2</sup> )	<u>173.21 m<sup>2</sup> (1864.4 ft<sup>2</sup>)</u>
<b>Minimum Lot Frontage</b>	<u>Lots 1-9, and 15: 15.0 m (49 ft)</u> <u>Lot 10: 20 m (65.6 ft)</u> <u>Lots 11 – 14: 14.0 m (46 ft)</u>	<u>6.73 m (22.1 ft)</u>
<b>Minimum Front Yard Setback</b>	6.0 m (19.7 ft)	6.0 m (19.7 ft)
<b>Minimum Side Yard Setback</b>	(i) interior lot 1.2 m (3.93 ft) (ii) corner lot 15.0 m (49 ft) on the side abutting a public road and 1.2 m (3.93 ft) on the other side;  1.2 m (3.93 ft) on the side abutting a private road and 1.2 m (3.93 ft) on the other side	(i) interior lot 3.0 m (9.8 ft), 0.0 m between the common wall dividing individual units (ii) corner lot 6.0 m (19.7 ft) on the side abutting a public or private road and 3.0 m (9.8 ft) on the other side
<b>Minimum Rear Yard Setback</b>	8.0 m (26 ft)	<u>6.0 m (19.7 ft)</u>
<b>Maximum Lot Coverage</b>	(a) Main building 35% (b) All buildings including accessory buildings subject to Section 4.1 a) 38%	<u>(a) Main building 50%</u> <u>(b) All buildings including accessory buildings subject to Section 4.1 a) 53%</u>
<b>Minimum Floor Area</b>	90.0 m <sup>2</sup> (969 ft <sup>2</sup> )	86 m <sup>2</sup> (925 ft <sup>2</sup> )

	<b>Proposed UR1-x Zone for Single Detached Dwellings</b>	<b>Proposed UR3-x Zone for Townhouse Dwellings</b>
<b>Maximum Height</b>	<u>9.0 m (29.5 ft)</u>	<u>9.0 m (29.5 ft)</u>
<b>Maximum Density</b>	15.27 units per hectare	28.5 units per hectare
<b>Parking Spaces</b>	2 spaces per unit	2 spaces per unit
<b>Visitor Parking</b>	18 visitor spaces	

### **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 17, 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 Plan of Condominium, Official Plan Amendment, and/or Zoning By-law Amendment applications.
- 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, and/or to the County of Middlesex before the Plan of Condominium and/or Official Plan Amendment is approved or refused;
  - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre or County of Middlesex 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).

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Condominium and/or Official Plan Amendment, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

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:**

In addition to the applications noted in this Notice, the applicant has also applied for Site Plan Approval (File: SP05-2021)

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 5<sup>th</sup> day of January, 2023.

A handwritten signature in black ink, appearing to read "James Hutson".

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