



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (OPA 62) AND ZONING BY-LAW AMENDMENT (ZBA-07-2023)

Owner: HGLW Inc.
Agent: Strik, Baldinelli, Moniz Ltd. (c/o Simona Rasanu)
Location: 708 and 714 Gideon Drive
Roll No: 393901901016701

PUBLIC MEETING

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

Date: May 17, 2023
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 Applications:

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to recreational uses (private community centre and sports fields) and a medical clinic which is otherwise not permitted.

The purpose and effect of the Zoning By-law Amendment application is to rezone the property from the ‘Parks and Recreation (PR)’ zone, to a new site-specific “Parks and Recreation exception 10 (PR-10)’ Zone to permit a *clinic, restaurant, offices (professional) and store (retail)* in addition to all uses within the Parks and Recreation zone, and a maximum height of 12.7 m (41.7 ft).

A location map and sketch of the proposed development are attached to this Notice.

Proposal Summary

Parks and Recreation (PR) zone	Proposed Parks and Recreation (PR-10) zone
<p>Permitted Uses accessory use club, private conservation use forestry use golf course park, public or private place of recreation</p>	<p>Proposed Permitted Uses accessory use clinic club, private conservation use forestry use golf course park, public or private office, professional place of recreation restaurant store, retail</p>

Parks and Recreation (PR) zone	Proposed Parks and Recreation (PR-10) zone
Maximum Height – 12.0 m (39.4 ft)	Proposed Maximum Height – 12.7 m (41.7 ft)

Description and Location of Subject Land:

The subject property has an approximate area of 8.1 hectares (20 ac) and is located on the south side of Gideon Drive (County Road 3) and east of Brigham Road.

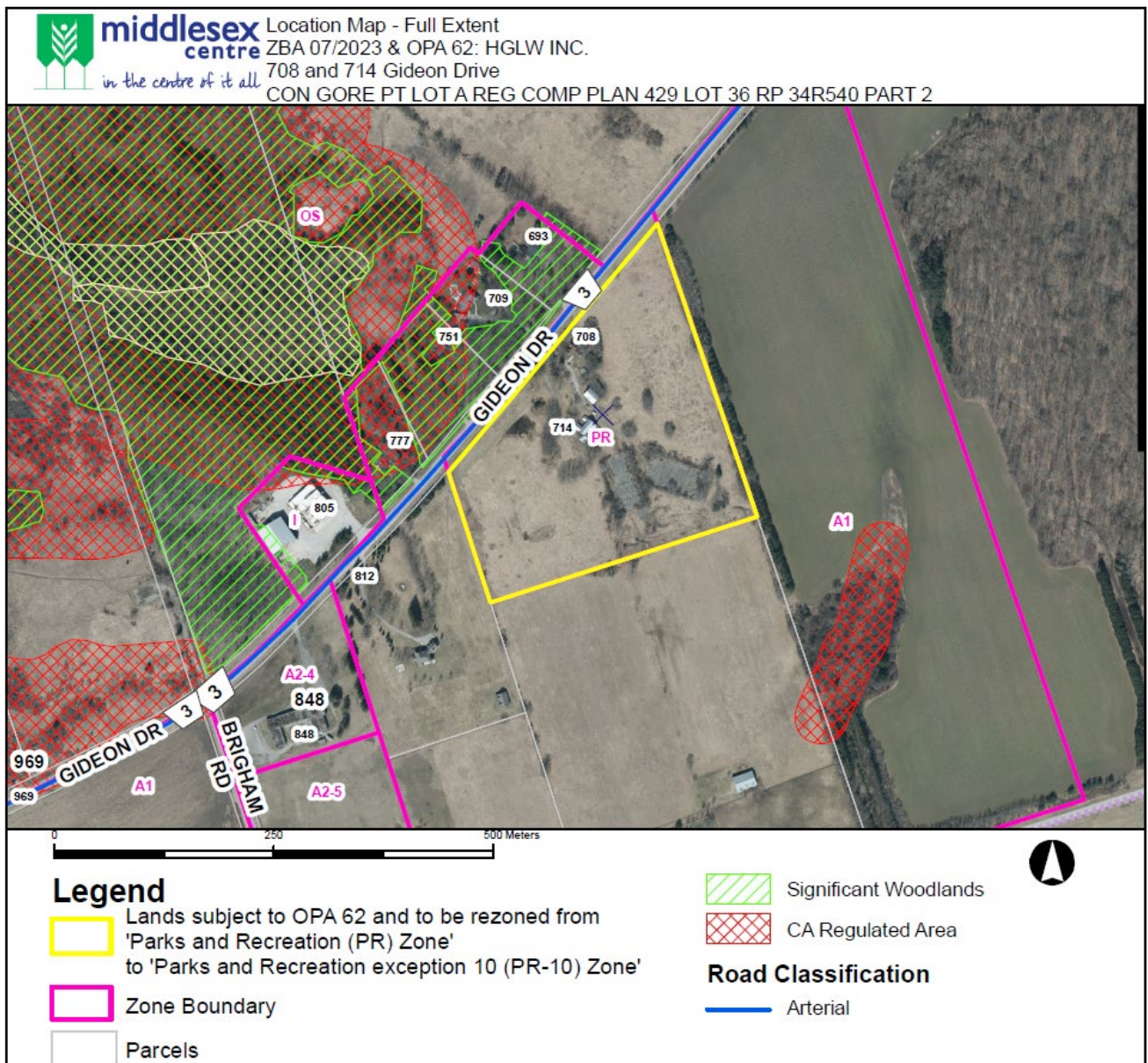
The subject property is legally described as Concession Gore Pt Lot A Reg Comp Plan 429 Lot 36 RP 34R540 Part 2 (geographic Township of Delaware).

Additional Information:

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

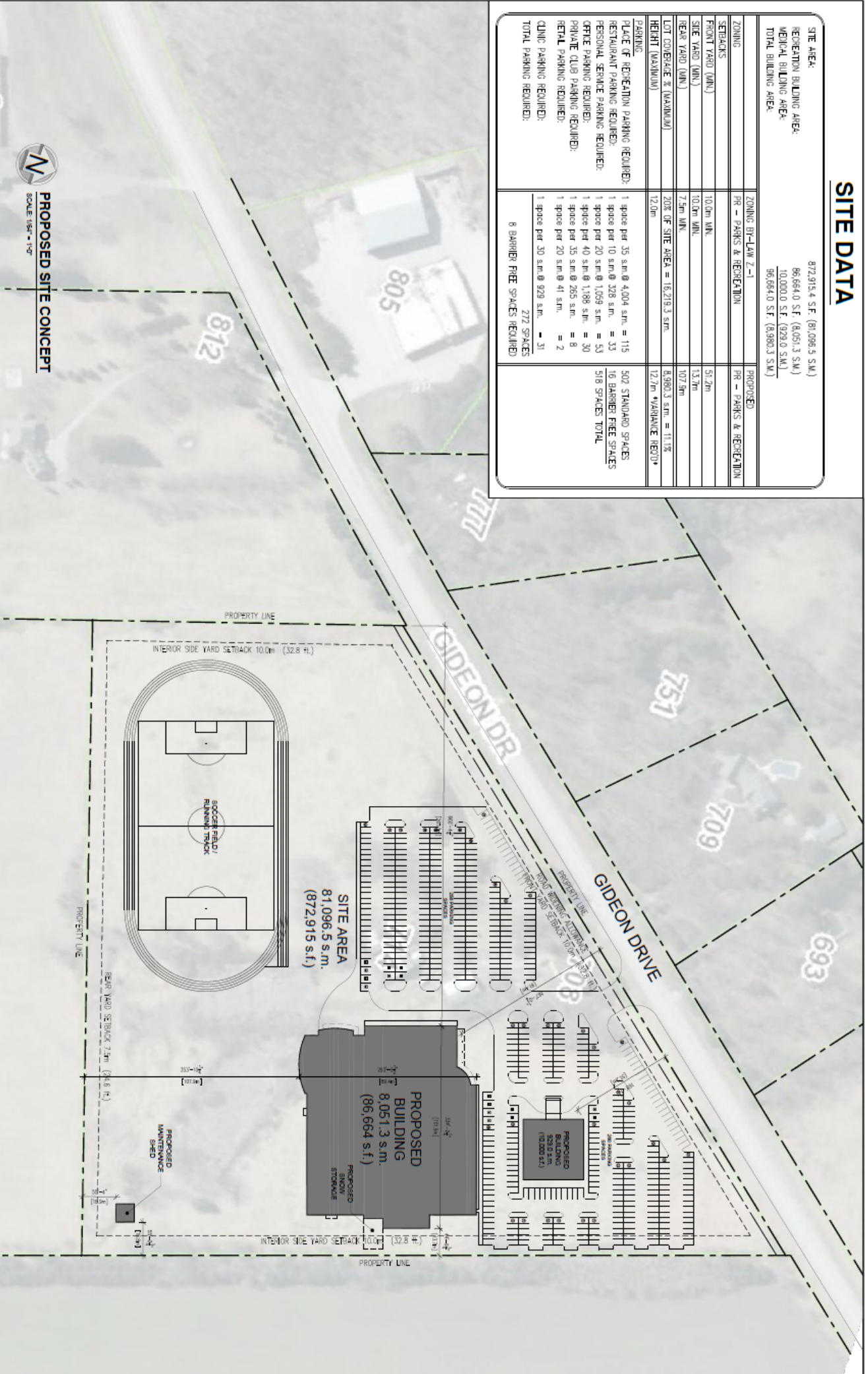
In accordance with Sections 22(6.1) and 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed the Official Plan Amendment and Zoning By-law Amendment applications to be complete for the purposes of Sections 22(4), 22(5), 34(10.1) and 34(10.2) of the Planning Act.

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>



SITE DATA

SITE AREA:	872,915.4 S.F. (81,096.5 S.M.)
RECREATION BUILDING AREA:	86,664.0 S.F. (8,051.3 S.M.)
MEDICAL BUILDING AREA:	10,000.0 S.F. (929.0 S.M.)
TOTAL BUILDING AREA:	96,664.0 S.F. (8,980.3 S.M.)
ZONING:	PROPOSED PR - PARKS & RECREATION
SETBACKS:	PR - PARKS & RECREATION
FRONT YARD (MIN.):	10.0m MIN.
SIDE YARD (MIN.):	10.0m MIN.
REAR YARD (MIN.):	7.5m MIN.
LOT COVERAGE % (MAXIMUM):	20% OF SITE AREA = 16,219.3 s.m.
HEIGHT (MAXIMUM):	12.0m
PARKING:	PROPOSED PR - PARKS & RECREATION
PLACE OF RECREATION PARKING REQUIRED:	1 space per 35 s.m. @ 4,004 s.m. = 115
RESTAURANT PARKING REQUIRED:	1 space per 10 s.m. @ 328 s.m. = 33
PERSONAL SERVICE PARKING REQUIRED:	1 space per 20 s.m. @ 1,029 s.m. = 33
OFFICE PARKING REQUIRED:	1 space per 40 s.m. @ 1,188 s.m. = 30
PRIVATE CLUB PARKING REQUIRED:	1 space per 35 s.m. @ 265 s.m. = 8
RETAIL PARKING REQUIRED:	1 space per 20 s.m. @ 41 s.m. = 2
CLINIC PARKING REQUIRED:	1 space per 30 s.m. @ 929 s.m. = 31
TOTAL PARKING REQUIRED:	277 SPACES
8 BARRIER FREE SPACES REQUIRED:	
502 STANDARD SPACES:	
16 BARRIER FREE SPACES:	
518 SPACES TOTAL:	



PROPOSED SITE CONCEPT
SCALE: 1/8" = 1'-0"

PRELIMINARY



Proposed Site Concept
 Prepared By: [Blank]
 Checked By: [Blank]
 Drawn By: [Blank]
 Date: [Blank]

SP1

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 applications, 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

VIEW THE MEETING live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.

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*.

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.

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 zoning by-law amendment 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.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed 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).

Other Information

Under the legislation governing this development process, which is Section 17 and 34 of the *Planning Act*, you have the following rights:

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 and/or Official Plan Amendment applications.

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 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 Board, there are reasonable grounds to do so.

If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or County before a decision on the applications is made, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre and/or Middlesex County to the Ontario Land Tribunal.

If a person or public body does not make an oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre and/or County before a decision on the applications is made, 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:

None.

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 24th day of April, 2023.



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