



**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-05-2023)**

Owner: Canadian National Railway Company

Agent: Dentons Canada LLP

Location: Vacant Land (V/L) Queen Street

Roll No: 393900005015901

**Public Meeting**

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

Date: May 17, 2023

Time: 6:00 p.m.

Place: This will be an **in-person and 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 the Application**

The Municipality is seeking input on a development application within 120 metres of your property. The property is currently zoned as 'Existing Use (EU)'.

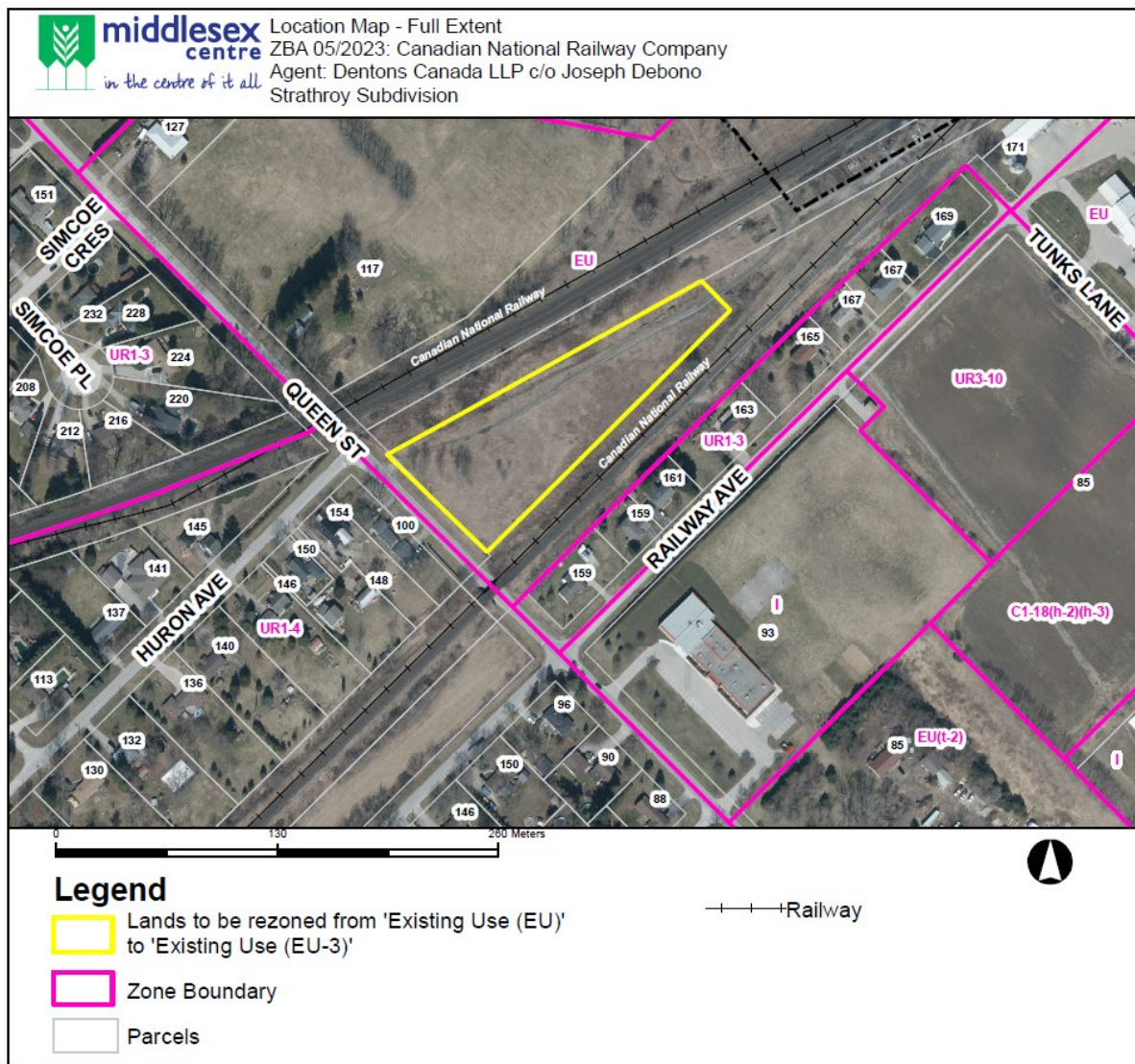
The Zoning By-law Amendment application requests to rezone the land to a new site-specific "Existing Use exception 3 (EU-3)" zone to recognize the minimum lot frontage of 100 m (328.1 ft) and minimum lot area of 1.40 ha (3.5 ac) as a result of a severance application (B-20/2021). No new buildings or structures are proposed at this time.

**Proposal Summary**

Regulations for Lots and Buildings Section 25.1	Relief Requested New EU-3 zone
The minimum lot area and lot frontage, the minimum front, side and rear yards, the maximum lot coverage, and the maximum building height shall remain as they lawfully existed as of the date of the passing of this By-law.	Minimum Lot Frontage 100 m (328.1 ft)  Minimum Lot Area 1.40 ha (3.5 ac)

**Description and Location of the Subject Lands**

The subject land is located on the north-east side of Queen Street, abutting the CN Rail line, and north of the intersection at Queen Street and Railway Ave in Komoka. The land is legally described as Concession 2, Part of Lot 6, Municipality of Middlesex Centre, in the County of Middlesex.



## **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](mailto: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 part 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](mailto: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](mailto: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](mailto: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 Tribunal, there are reasonable grounds to do so.

**Other Planning Act Applications:**

Consent Application: B-20/2021

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 24<sup>th</sup> day of April, 2023.



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