



## 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 63) AND ZONING BY-LAW AMENDMENT (ZBA-18-2023)**

Owner: Michael Juba, Hasan A. Rosanally, and Bradley Linton  
Location: 13339 Ilderton Road  
Roll No: 393903408026800

### **PUBLIC MEETING**

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

Date: February 21, 2024  
Time: 5:30 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.ca/council-meetings](https://middlesexcentre.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 'Residential' to 'Settlement Commercial' to permit commercial uses such as retail (excluding department and general merchandise), personal services, recreational uses, and restaurants.

The purpose and effect of the Zoning By-law Amendment application is to rezone the property from the 'Institutional exception 6 (I-6)' zone, to 'Village Commercial (C1)' zone to permit a variety of commercial uses including retail, restaurants, hotel, and an animal clinic. A full list of permitted uses within the 'Village Commercial (C1)' is below.

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

**Proposal Summary (Zoning)**

Institutional exception 6 (I-6) zone	Village Commercial (C1) zone
<p><b>Permitted Uses</b>                      Accessory use                      Club, private                      Conservation use                      Day nursery                      Dwelling unit as a stand-alone use                      Forestry use                      Golf course park, public or private                      Place of recreation</p>	<p><b>Proposed Permitted Uses</b>                      Accessory use                      Animal clinic                      Bed and breakfast establishment                      Boarding house, rooming house, or tourist home                      Car wash                      Clinic                      Club, private                      Day nursery                      Dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys and/or located below the first storey in a basement                      Financial institution                      Garage, public                      Gas bar                      Hotel, motel or tavern                      Motor vehicle sales establishment                      Motor vehicle service establishment                      Office, general or professional                      Parking lot                      Personal service establishment                      Place of entertainment                      Restaurant                      Restaurant, drive-thru or take-out                      Service shop                      Store, convenience                      Store, retail                      Studio</p>

**Description and Location of Subject Land:**

The subject property has an approximate area of 0.27 hectares (0.67 ac) and is located on the south side of Ilderton Road (County Road 16) and west of Hyde Park Road (County Road 20).

The subject property is legally described as Concession 10 Part of Lot 25 RP 33R9311 Part 1 RP 33R19132 Part 2 (geographic Township of London).

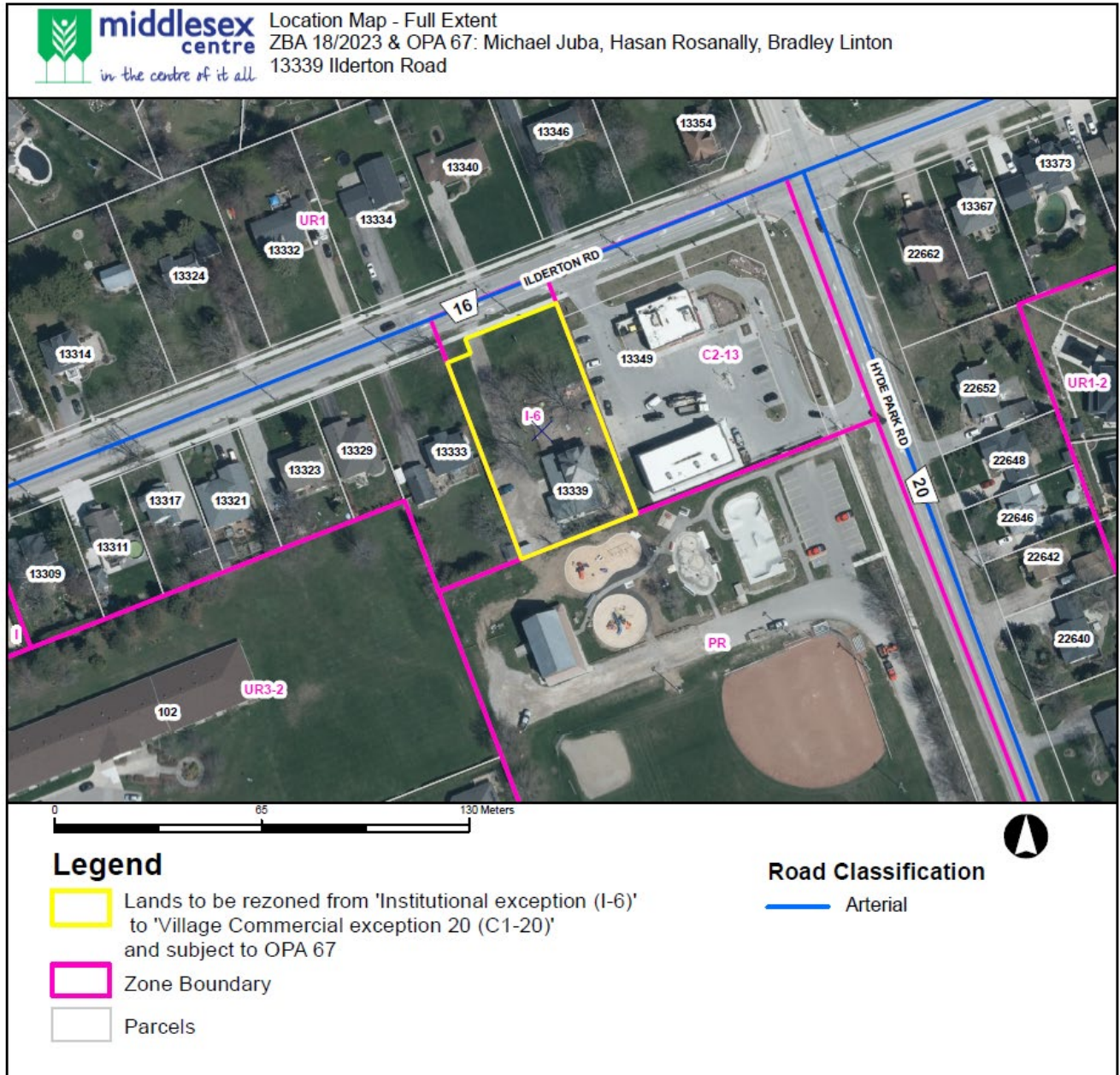
**Additional Information:**

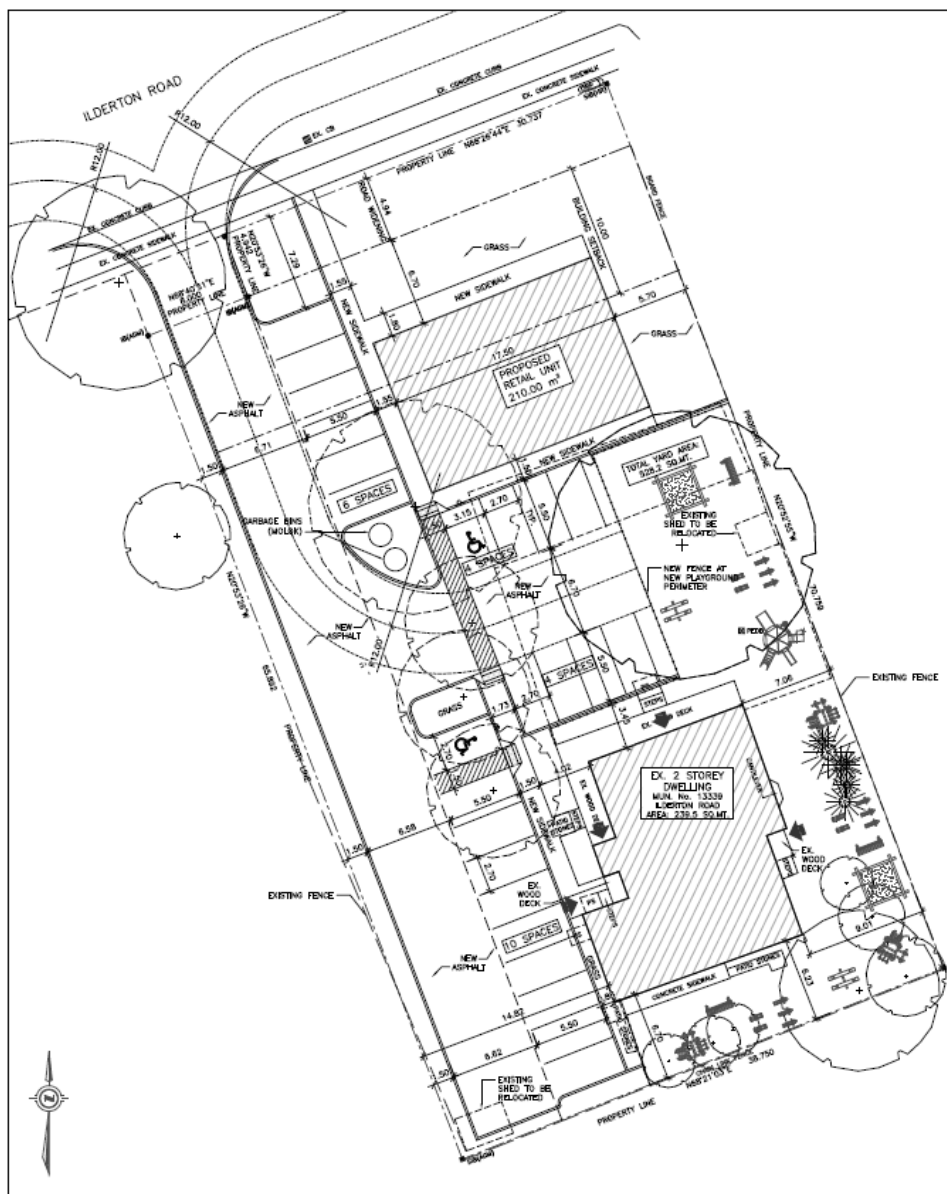
If you would like additional information or have any questions about the proposed applications, please contact the Planner, Marion Cabral at 519-930-1006, or through email at [planning@middlesexcentre.ca](mailto:planning@middlesexcentre.ca) ahead of the public meeting noted below.

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.ca/Public/Public-Notices>.





1 SITE PLAN - OPTION 2  
 1:200

KEY PLAN

LEGEND

ISSUED

DATE	DESCRIPTION	BY

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ILDERTON RETAIL & DAYCARE

13330 ILBERTON ROAD  
 DRAWING TITLE  
 SITE PLAN

CHECKED: SD  
 DRAWN: TAV  
 PROJECT NO.: 2119

SCALE: AS NOTED

A010



## **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](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 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](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.

**ATTEND THE MEETING IN PERSON** at the Ilderton Community Centre. 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](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).

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 submission 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 30<sup>th</sup> day of January 2024.



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