



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

pursuant to Sections 34 and 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT (B-24-2023), (B-25-2023) AND (B-26-2023) APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-16-2023)

Owners: Cole Estate Farms Inc c/o John Janicek
Agent: Matt Litwinchuk c/o Zelinka Priamo Ltd
Location: 10181, 10207, and 10215 Ivan Drive
Roll No: 393900004004700

Public Meeting

Council will hold a public meeting to consider the proposed consent and zoning by-law amendment applications. The details are as follows:

Date: March 20, 2024

Time: 5:30 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

Purpose and Effect of the Consent Application and Zoning By-law Amendment:

The Municipality is seeking input on a development application that is located within 120 metres of your property. The purpose and effect of Consent Application B-24-2023, B-25-2023 and B-26-2023 is to sever three surplus farm residences with frontages on Ivan Drive. The first lot proposes a frontage of 51.2 m (168 ft) and an area of approximately 0.43 ha (1.06 ac), the second lot proposes a frontage of 48.2 m (158.1 ft) and an area of approximately 0.42 ha (1.03 ac), and the third lot proposes a frontage 45.7 m (150 ft) and an area of approximately 0.41 ha (1.00 ac). The retained parcel, with an existing single detached dwelling, would maintain a broken frontage of approximately 462.4 m (1, 517 ft) on Ivan Drive, and an area of approximately 22.39 ha (55.3 ac).

The purpose and effect of the Zoning By-law Amendment Application (ZBA-16-2023) is to rezone the severed lands from 'Agricultural (A1)' to a new site-specific 'Surplus Residence (SR)' zone to recognize the residential use and establish a minimum front yard setback of 10 m. The Zoning By-law Amendment would also rezone the retained land from 'Agricultural (A1)' to a new site-specific 'Agricultural (A1)' zone to recognize the undersized agricultural parcel of 22.39 ha (55.3 ac) and the existing residential use.

Description and Location of Subject Land:

The subject property is located on the south-east side of Ivan Drive, and north of the intersection of Ivan Drive and Egremont Drive. The land is legally described as Concession 7 N Part of Lot 7, in the Township of Middlesex Centre, County of Middlesex, and is municipally known as 10181, 10207, 10215 and 10247 Ivan Drive.

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 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. 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 Ilderton Community Centre (13168 Ilderton Rd, Ilderton, ON N0M 2A0). 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 applications, you must make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 1 Tunks Lane, Komoka, ON N0L 1R0, 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.

Notwithstanding the above, subsection 51(48.3) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

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 28th day of February, 2024

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and the last name "Hutson" clearly distinguishable.

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

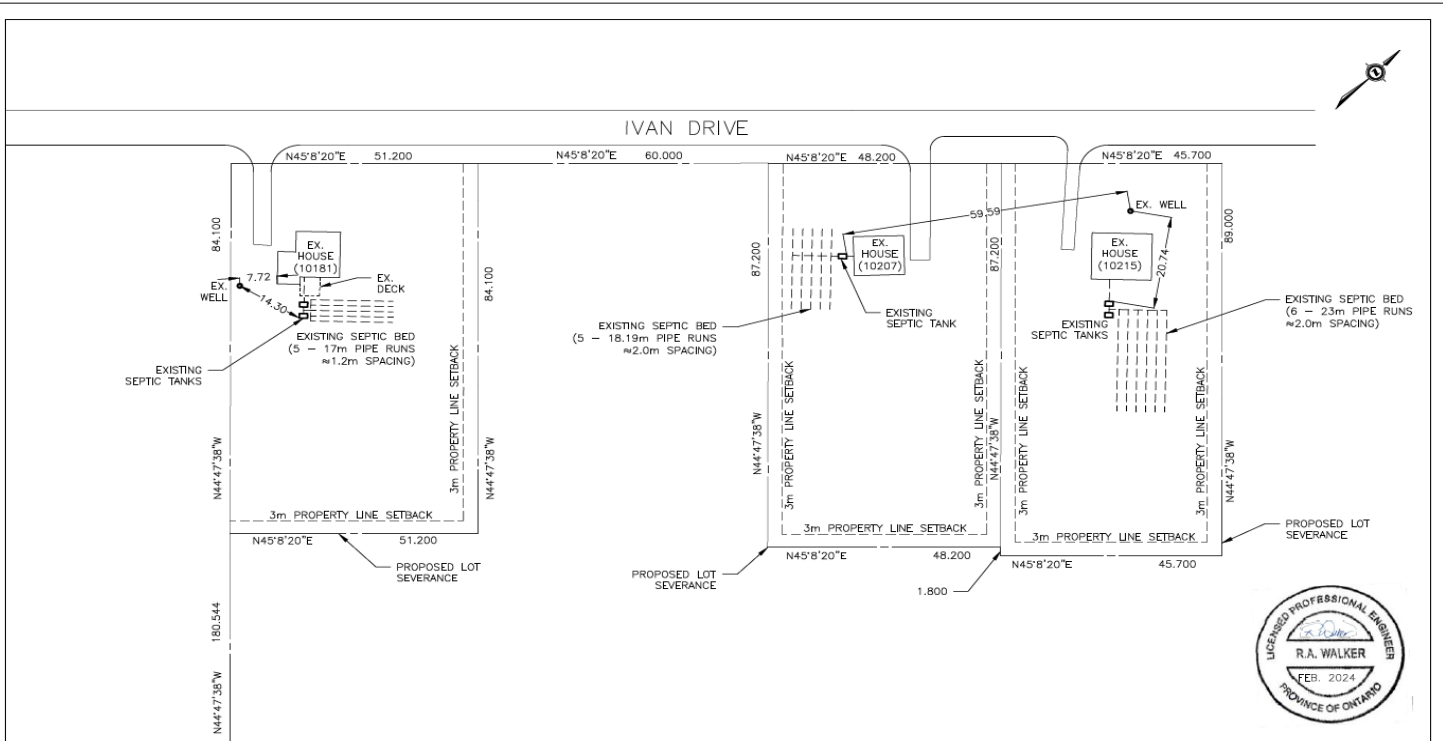


Legend

- Lands to be severed and rezoned from 'Agricultural (A1) Zone' to 'Surplus Residence exception 12 (SR-12) Zone'
- Lands to be retained and rezoned from 'Agricultural (A1) Zone' to 'Agricultural exception 50 (A1-50) Zone'
- Zone Boundary
- Parcels

Road Classification

- Four Lane Arterial



NOTES:

1. Existing septic bed locations were determined in the field, based on site review by LDS Consultants, which included hand-probing. The condition of the septic tanks and septic distribution systems has not been verified by LDS Consultants.

SCALE



TITLE

SEPTIC LAYOUTS

10181, 10207, 10215 IVAN DRIVE
ILDERTON, ONTARIO

PROJECT No.

CE-01128

ROUTE No.

1

TITLE DATE
FEB. 06, 2024