



NOTICE OF PUBLIC MEETING
pursuant to Section 34
of the Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT

OWNER: Middlesex Mutual Insurance Co.
AGENT: Norlon Builders Inc.
LOCATION: Meredith Drive, Ilderton
ROLL NO.: 393903408016403

Purpose and Effect of the Zoning By-law Amendment Application

The purpose of the application is to rezone a portion of the subject property from Urban Residential First Density (UR1) zone with the (h-1) holding provision and a site-specific Urban Residential First Density (UR1-18) zone with the (h-1) holding provision to a site-specific Office Park Commercial (C3-2) zone. The effect of the application is to expand that portion of the zoning of the land that permits commercial uses on the property for the purposes of accommodating an office building. An illustration of the proposal is attached.

The zoning by-law amendment application also seeks the elimination of planting strip screening requirements for development in the C3-2 zone and a reduction in the interior southerly side yard setback from 6 metres (19.69 ft) to 1.5 metres (4.92 ft) within the C3-2 zone.

Description and Location of Subject Land

The subject property is located on the west side of Meredith Drive and north of Ilderton Road (County Road 16). The land is legally described as Part of Lot 25, Concession 11 (geographic Township of London), Parts 1 and 2, Reference Plan 33R-18355, Municipality of Middlesex Centre.

Public Meeting

Council will hold a public meeting to consider the zoning by-law amendment application:

Date: Wednesday, January 25, 2017
Time: 7:00 p.m.
Place: Coldstream Community Centre at 10227 Ilderton Road, Coldstream

You are invited to attend the public meeting and to present verbal and written comments regarding this matter.

Other Planning Act Applications

None.

Other Information

If you do not attend or are not represented at the meeting, Council may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Clerk prior to the meeting. Please note that all written material submitted and verbal comments presented will form part of the public record and will be available for full disclosure.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the Zoning By-law Amendment 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 Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Middlesex Centre before the Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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, RR #2, Ilderton, ON N0M 2A0.

Additional information regarding the proposal is available for public inspection by phoning the planner for the Municipality of Middlesex Centre at 519-666-0190. 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 3rd day of January, 2017.

Stephanie Troyer-Boyd, AMCT
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR #2
Ilderton, ON N0M 2A0

FIGURE 1

LOCATION OF PROPOSED DEVELOPMENT

