

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: Pemic Komoka Development Corp.
AGENT: Craig Linton
LOCATION: Phase 4 of the Komoka Meadows Subdivision
ROLL NO.: 393900002026436

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 a site-specific Urban Residential First Density (UR1-9) zone with the (h-1) holding provision to a site-specific Urban Residential First Density (UR1-9) zone with the (h-1) holding provision and the (t-2) temporary use symbol. The effect of the proposal is to allow an existing 417 square metre (4,488.7 sq ft) shed to remain on the land for a period of three years following the registration of the fourth phase of the Komoka Meadows subdivision.

The shed is situated in an area that is to accommodate a future subdivision lot and the applicant has also requested that the UR1-9 zone be amended in order to allow for the shed to remain on the lot as a permanent structure that would be accessory to a future single-detached dwelling that would be constructed on the land. The current zoning of the land restricts the total maximum accessory building size to the lesser of 3% of the lot area or 50 square metres (538 sq ft).

Description and Location of Subject Land

The subject land is located within the fourth phase of the Komoka Meadows subdivision. The land is legally described as Part of Lot 4, Concession 2 (geographic Township of Lobo), Part 2, Reference Plan 33R-18517, 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

The land is also subject to an approved draft plan of subdivision (File No. 39T-97004). The subject area is located within the fourth and final phase of the development.

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 4th day of January, 2017.

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

Location Map



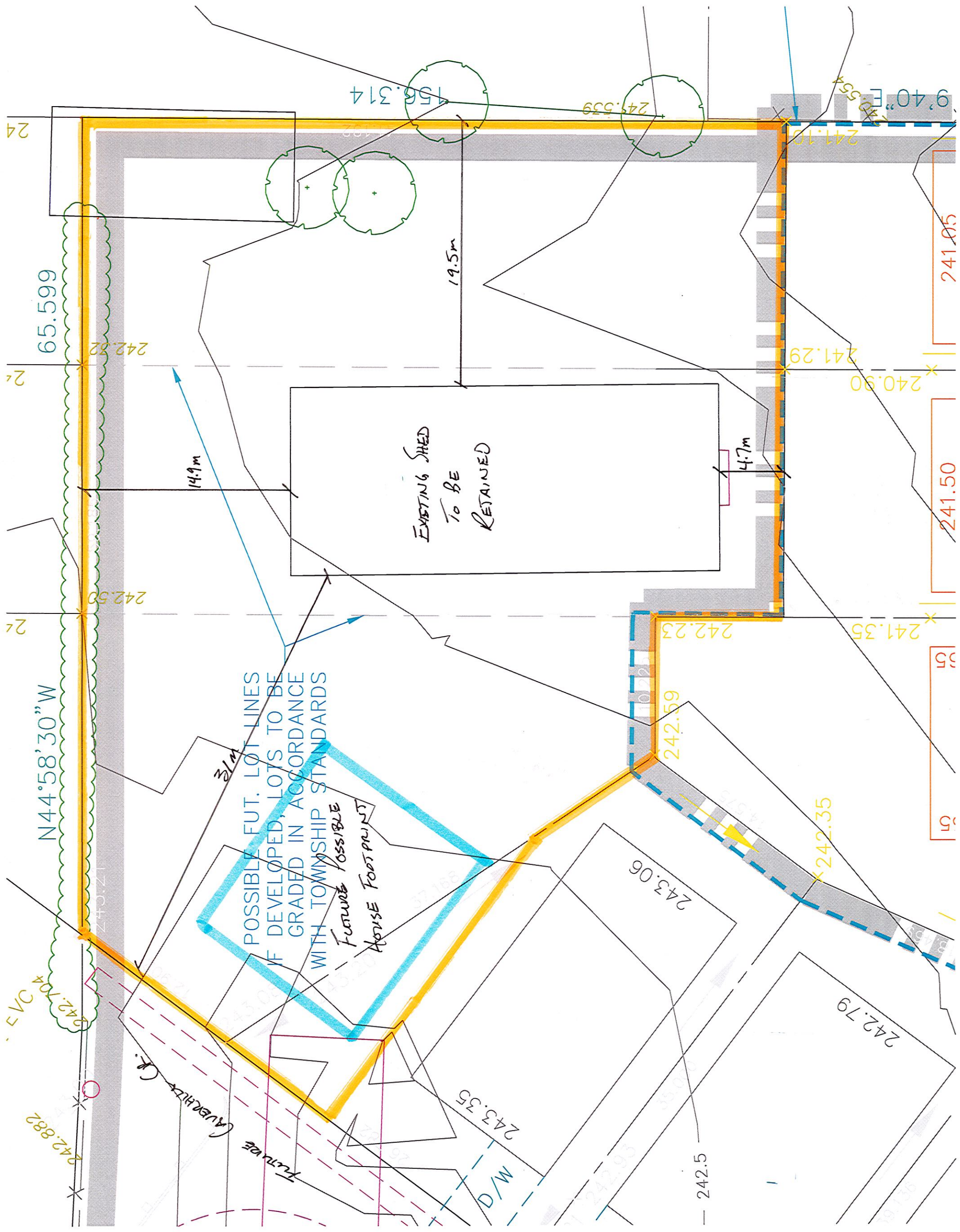
227.3 0 113.64 227.3 Meters



Description: Pemic Komoka Development Corp.
File Number: ZBA Application
Created By: Ben Puzanov
Date: 1/02/2017
Scale: 1:4,474

Legend

- Watershed
- Assessment Parcels
- Middlesex Centre Zoning



PLAN 33M—

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND
REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX
COUNTY ON THE DAY OF _____ 08660 — 0283
AND ENTERED IN THE MIDDLESEX LAND REGISTRY FOR PLAN
AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT N° _____

REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPREHENDS PART OF P.L.N. 08660 — 0283
ALL OF LOTS 1 & 24 AND ALL OF CAVERHILL CRESCENT ARE SUBJECT TO
EASEMENTS IN FAVOR OF THE MIDDLESEX COUNTY OF MIDDLESEX
PART OF LOTS 18, 20 & 21 AND PART OF CAVERHILL CRESCENT ARE SUBJECT TO
EASEMENTS AS IN INST. NO. ERS13245

PLAN OF SUBDIVISION

of part of

LOT 4, CONCESSION 2

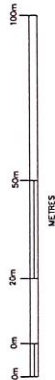
(GEOGRAPHIC TOWNSHIP OF LOBO)

MUNICIPALITY OF MIDDLESEX CENTRE

COUNTY OF MIDDLESEX

Scale 1 : 1000

P. R. LEVAG, O.L.S.



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES

- SIB DENOTES STANDARD IRON BAR
- B DENOTES BENT IRON BAR
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- (HR) DENOTES HOLSTEAD & REDMOND LIMITED, O.L.S.'s
- MONUMENT FOUND
- P DENOTES PLAN 33M-18031
- P2 DENOTES REGISTERED PLAN No. 33M-673
- P1 DENOTES POINT OF INTERSECTION
- PRC DENOTES POINT OF REVERSE CURVE

ALL FOUND MONUMENTATION SHOWN ON THIS PLAN ARE HOLSTEAD & REDMOND,
O.L.S. UNLESS NOTED OTHERWISE.

MONUMENTATION

THE CORNERS OF LOTS 1 TO 24 (both inclusive)
ARE MONUMENTED WITH IRON BARS 1.6cm. x 60cm. LONG
UNLESS NOTED OTHERWISE.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- (1) LOTS 1 TO 24 (BOTH INCLUSIVE), BLOCK 29 AND THE STREETS NAMELY
PRINCE STREET HAVE BEEN Laid OUT IN ACCORDANCE
WITH MY INSTRUCTIONS.
- (2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF
THE MUNICIPALITY OF MIDDLESEX CENTRE AS PUBLIC HIGHWAY.

PEMIC KOMOKA DEVELOPMENT CORP.

DATED THIS _____ DAY OF _____, 2016

MICHAEL HOWE — PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

APPROVAL AUTHORITY CERTIFICATE

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF
MIDDLESEX UNDER SECTION 51(3a) OF THE PLANNING ACT, R.S.O. 1990,
ON THIS _____ DAY OF _____, 2016.

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT
COUNTY OF MIDDLESEX

SURVEYOR'S CERTIFICATE

- (1) I CERTIFY THAT:
THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND
THE SURVEY WAS COMPLETED ON THE _____
- (2) THE SURVEY WAS COMPLETED ON THE _____

LONDON, ONTARIO.

P. R. LEVAG
ONTARIO LAND SURVEYOR



Holstead &
Redmond
Limited

071490 LAND SURVEYORS
649 COLBURN STREET
LONDON, ONTARIO
phone 519-572-4351
fax 519-572-4351

DATE OF PLAN	DATE OF PLAN	FILE NO.
08/07/16	16/09/01	88-0245V

BEARINGS ARE UTM GRID IN NAD83 (ORIGINAL) DERIVED FROM C.P.S.
COORDINATES. DISTANCES ARE IN METRES. ALL DISTANCES ARE
REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17

UTM ZONE 17, NAD83 (ORIGINAL) GRID COORDINATES TO UTM ACCURACY
PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
UTM 1	4797333.135	464135.071
UTM 2	4797333.135	464135.071

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND
CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED
SCALE FACTOR OF 0.99999945

UTM	RADIUS	ARC	CHORD	BEARINGS
C1	20,000	2,092	2,092	N82°23'45"W
C2	20,000	2,092	2,092	N82°23'45"W
C3	20,000	2,092	2,092	N82°23'45"W
C4	20,000	2,092	2,092	N82°23'45"W
C5	20,000	2,092	2,092	N82°23'45"W
C6	20,000	2,092	2,092	N82°23'45"W
C7	20,000	2,092	2,092	N82°23'45"W
C8	20,000	2,092	2,092	N82°23'45"W
C9	20,000	2,092	2,092	N82°23'45"W
C10	20,000	2,092	2,092	N82°23'45"W

