



NOTICE OF APPLICATIONS AND PUBLIC MEETING
pursuant to Sections 34 & 51
of the Planning Act, R.S.O. 1990, c. P.13 as amended

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-MC0204) &
ZONING BY-LAW AMENDMENT**

OWNER: Springer Pond Developments Inc.
AGENT: Kirkness Consulting Inc.
LOCATION: 45 Springer Street, Komoka
ROLL NO.: 393900002013000

Purpose and Effect of the Draft Plan of Subdivision Application

The owner submitted a draft plan of subdivision application in 2002 (County of Middlesex File No. 39T-MC0204) for the purposes of creating lots for single-detached dwellings on the east side of Springer Street and the west side of Queen Street in Komoka. The proposal also included the creation of future development blocks on the north side of Glendon Drive (County Road 14). The applicant has decided to withdraw the subdivision proposal for that portion of the property along Queen Street and Glendon Drive (County Road 14) and is at this time pursuing development approvals for land along Springer Street.

The purpose and effect of the amended draft plan of subdivision application is to facilitate the development of eight lots for single-detached dwellings (shown as Lots 1-8 on the attached draft plan of subdivision) and two lots that would accommodate semi-detached dwelling units (shown as Lots 9 and 10). The lot line separating the two semi-detached dwelling units is proposed to be established along the dividing wall of an existing single-detached dwelling and an attached garage at the residence known municipally as 45 Springer Street. The lots proposed to accommodate single-detached dwellings would have lot frontages of 21.4 metres (70.2 ft) and lot areas of 978.4 square metres (0.24 ac). The lots proposed to accommodate the two semi-detached dwelling units would be comprised of the following: Lot 9 – lot frontage of 19.91 metres (65.3 ft) and lot area of 910.3 square metres (0.22 ac); Lot 10 – lot frontage of 16.46 metres (54 ft) and lot area of 752.6 square metres (0.19 ac).

In accordance with Section 51(19.1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the County of Middlesex, being the approval authority for proposed plans of subdivision, has previously deemed the application for proposed plan of subdivision to be complete for the purposes of Sections 51(17) and 51(18) of the Act.

Purpose and Effect of the Zoning By-law Amendment

The purpose of the zoning by-law amendment is to rezone the subject land from site-specific Urban Residential First Density (UR1-3) to a site-specific Urban Residential First Density (UR1-#) in order to permit the development of Lots 1-8 of the above-noted draft plan of subdivision and a site-specific Urban Residential Second Density (UR2-#) zone in order to accommodate Lots 9 and 10. The site-specific details of the two zones being proposed are provided below:

	UR1-#	UR2-#
Permitted Uses	accessory use, home occupation, single-detached dwelling	accessory use, home occupation, single-detached dwelling, semi-detached dwelling
Minimum Lot Area	900 square metres (0.22 ac)	750 square metres (0.19 ac)
Minimum Lot Frontage	20 metres (65.6 ft)	15 metres (49.2 ft)
Minimum Front Yard Setback	8 metres (26.2 ft)	8 metres (26.2 ft)
Minimum Interior Side Yard Setbacks	1.5 metres (4.92 ft)	1.5 metres (4.92 ft) provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units
Minimum Rear Yard Setback	8 metres (26.2 ft)	8 metres (26.2 ft)
Maximum Lot Coverage	35% for main building; 38% for all buildings, including accessory structures subject to Section 4.1 a) of Zoning By-law	35% for main building; 38% for all buildings, including accessory structures subject to Section 4.1 a) of Zoning By-law
Minimum Floor Area	90 square metres (968.8 sq ft)	65 square metres (699.7 sq ft)
Maximum Height	12 metres (39.4 ft)	12 metres (39.4 ft)

In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed the application for Zoning By-law Amendment to be complete for the purposes of Sections 34(10.1) and (10.2) of the Act.

Description and Location of Subject Land

The subject land is located on the east side of Springer Street and north of Glendon Drive (County Road 14) in Komoka. The land is legally described as Part of Lot 5, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre.

Public Meeting

Council will hold a public meeting to consider the draft plan of subdivision and zoning by-law amendment applications:

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 the public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval of the draft plan of subdivision, or if a person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Middlesex Centre before the by-law is passed, the person or public body is not entitled to appeal the decisions of the County of Middlesex and 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 County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, or 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 by-law 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 the County of Middlesex with respect to the proposed plan of subdivision (File No. 39T-MC0204), you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519- 434-0638). 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. Written comments with respect to the proposed draft plan of subdivision may also be submitted to the Municipality of Middlesex Centre.

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 5th day of January, 2017.

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

File No.

Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 201____

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