

**NOTICE OF APPLICATION AND PUBLIC MEETING**

pursuant to Sections 34 and 51

**APPLICATIONS FOR AN AMENDMENT TO A DRAFT PLAN OF SUBDIVISION AND A ZONING BY-LAW AMENDMENT (ZBA 26 2018)**

**OWNER:** Southwinds Development Co. Inc.  
**AGENT:** MHBC Planning (Carol Wiebe)  
**LOCATION:** Kilworth; Edgewater Estates Subdivision (File No. 39T-MC0902)

**What:** The Municipality is seeking input on development applications within 120 metres of your property. The Edgewater Estates Plan of Subdivision was approved March 6<sup>th</sup> 2012 and the development of the first phase of the subdivision is underway. The owner has requested that the remaining phases of the development be subject to an amended plan of subdivision and also that the zoning of the property be changed to reflect the requested amended plan of subdivision.

**Site:** The subject property is located south of Glendon Drive (County Road 14) and west of Westbrook Drive, in the village of Kilworth. The land is legally described as Part of Lots 7 and 8, Concession 1, Part of Lot 7, Broken Front Concession (geographic Township of Lobo), Municipality of Middlesex Centre.



**Public Meeting**

Council will hold a public meeting to gather feedback regarding the plan of subdivision and zoning by-law amendment applications and to consider the proposal. The details are as follows:

**Date:** Wednesday January 23<sup>rd</sup> 2019  
**Time:** 7:00 p.m.  
**Place:** Middlesex Centre Council Chambers at 10227 Ilderton Road in Coldstream

### **What if I can't attend the future Public Meeting?**

You can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website at the below link. You may choose to submit comments via letter or email.

<https://www.middlesexcentre.on.ca/Public/Home.aspx>

### **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. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions.

### **What is being proposed through the applications?**

The approved draft plan of subdivision includes residential lots; seven residential development blocks, a local road network and blocks for open space, trails and storm water management facilities. The owner is proposing to develop the residential development blocks for single detached dwellings as well as make changes to the road network and various blocks. If approved, the Plan of Subdivision would include approximately 200 residential lots in the form of single detached dwellings within Phase 2.

The proposed Zoning By-law Amendment proposes to establish the 'Urban Residential First Density' (UR1) with Holding Symbol (H1) on a 0.859 hectares corridor of land fronting Edgewater Boulevard previously identified as Block 158. These lands would accommodate eight residential lots. The Zoning By-law Amendment further proposes to amend the boundaries of the current 'Urban Residential First Density' (UR1) and Open Space (OS) and 'Urban Residential Second Density' (UR2) with Holding Symbol (H1) zones that were part of the previously approved redline revision. Lastly, adjust the zoning of the boundary for the entrance to Block 244. This is to reflect the removal of the public road and replace it with a private entrance to the multiple residential block. As such, the zoning is to be changed to 'Urban Residential First Density' (UR1) with Holding Symbol (H1) to align with the balance of the Block. Please see the attached proposed Zoning map.

### **Why is this Public Meeting being held and what are your rights?**

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Redline Revision of the Draft Plan of Subdivision and Zoning By-law Amendment.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Redline Revision of the Draft Plan of Subdivision is approved or refused, or to the County of Middlesex before the Redline Revision of the Draft Plan of Subdivision is approved or refused;
  - a) the person or public body is not entitled to appeal the decisions of the Municipality of Middlesex Centre or the County of Middlesex to the Local Planning Appeal Tribunal

- b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.
3. If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Redline Revision of the Draft Plan of Subdivision and 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.
  4. If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Redline Revision of the Draft Plan of Subdivision, 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)

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 this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

In accordance with Section 51(19.1) of the Planning Act, R.S.O. 1990, c.P13, as amended, the County of Middlesex being the approval authority for draft plans of subdivision has deemed the application for draft plan of subdivision to be complete for the purposes of Sections 51(17) and 51(18) of the Planning Act.

If you have any questions please do not hesitate to contact the planner. For more information about this matter, including information about appeal rights, contact the planner for the Municipality of Middlesex Centre at 519-434-7321 ext. 2282.

#### **Other Planning Act Applications**

None.

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 21<sup>st</sup> day of December, 2018.

Ann Wright  
Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Road, RR 2  
Ilderton, ON N0M 2A0



# DRAFT PLAN OF PROPOSED SUBDIVISION

PART OF LOTS 7 & 8  
CONCESSION 1  
AND PART OF  
PART OF LOT 7  
BROKEN FRONT CONCESSION  
AND PART OF THE  
ORIGINAL ROAD ALLOWANCE  
BETWEEN CONCESSION 1 AND  
BROKEN FRONT CONCESSION  
(GEOGRAPHIC TOWNSHIP OF LOBO)  
NOW IN THE  
MUNICIPALITY OF  
MIDDLESEX CENTRE  
COUNTY OF MIDDLESEX

## OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: July 9, 2009  
I have the authority to bind the Corporation  
STACEY E. GRAHAM  
VICE PRESIDENT  
SOUTH WINDS DEVELOPMENT CO. INC.

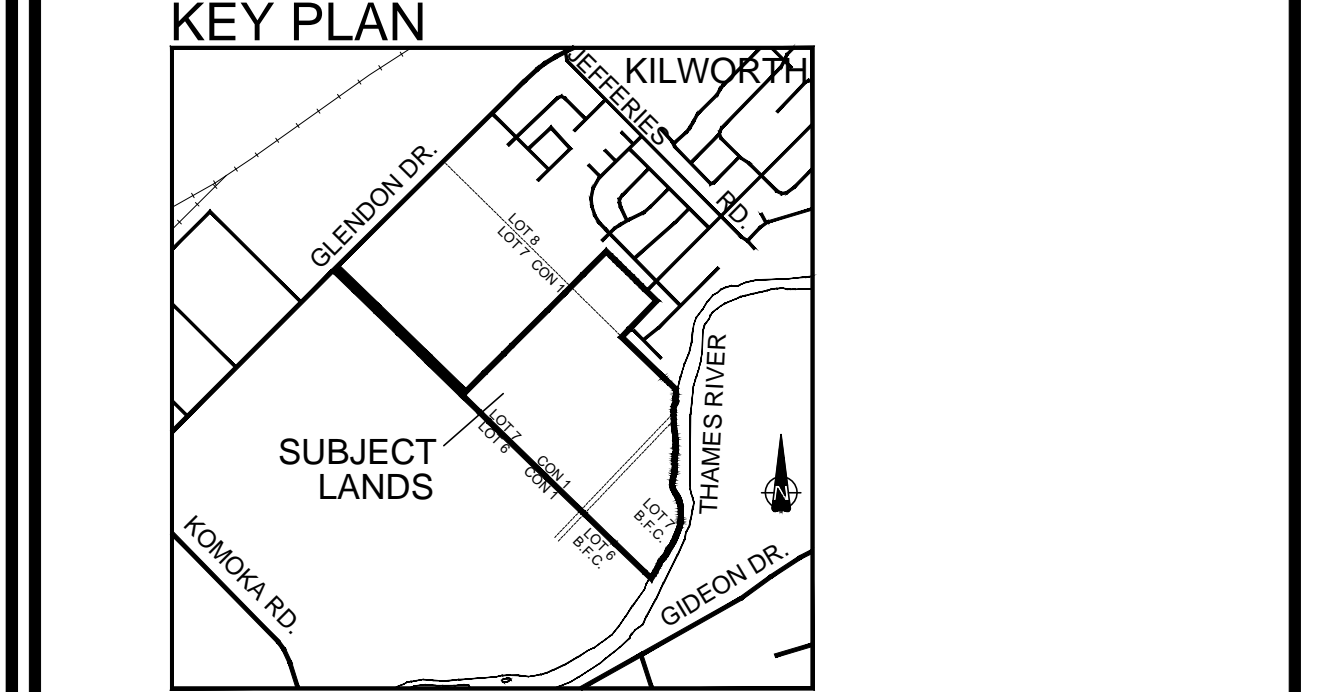
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: July 9, 2009  
RESPONSIBLE O.L.S.  
ARCHIBALD, GRAY & MCKAY LTD.

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13

- A. AS SHOWN
- B. AS SHOWN
- C. AS SHOWN
- D. RESIDENTIAL/ OPEN SPACE
- E. AS SHOWN
- F. AS SHOWN
- G. AS SHOWN
- H. MUNICIPAL WATER
- I. GRAVELLY LOAM
- J. AS SHOWN
- K. ALL SERVICES AS REQUIRED
- L. AS SHOWN



DESCRIPTION	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL	1,497	1,243	2,740
MULTIPLE RESIDENTIAL	138	224	362
PUBLIC PARK OPEN SPACE	145	245	390
0.9m-5.0m TRAIL	347	246	593
TOTAL TEMPORARY CONSTRUCTION ROAD	1,007	245	1,252
OPEN SPACE	347	246	593
STORM WATER MANAGEMENT	148	3,581	3,729
ACCESS ROAD	149	2,687	2,836
0.3m RESERVE	181	248	429
ROADS	1,007	245	1,252
TOTAL	2,698	2,275	4,973
TOTAL AREA OF SUBDIVISION	269.111	25.475	294.586
TOTAL UNITS			3,977

SUBJECT LANDS  
 DENSITY = 8.524 units/ha  
 1:100 SCALE (BY METERS)  
 DATE: JULY 9, 2009  
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
 MHBC

