



NOTICE OF PUBLIC MEETING

pursuant to Sections 34
of the Planning Act, R.S.O. 1990, as

APPLICATION FOR ZONING BY-LAW AMENDMENT (P9-2024)

OWNERS:	Utopia Custom Homes Inc. c/o Marco De Melo
AGENT:	Strik Baldinelli Moniz Ltd. (SBM) c/o Jamie Robertson
LOCATION:	13 Stella Avenue
ROLL NUMBER:	390600801023110

Purpose and Effect

The purpose and effect of the Application for Zoning By-law Amendment (P9-2024) is in support of a requested redline amendment to the existing approved draft plan subdivision on the subject lands (County File No. 39T-SM2101). The updated draft plan layout proposes 52 single detached residential lots, blocks 54 & 55 for stormwater management, and block 53 to be used for a pumping station to service the proposed lots and additional future residential development on adjacent lands. The redline amendment would replace all of the previously proposed semi-detached residential units with single detached residential units only, as well as the creation of a lot for the pumping station to support both the residential development of this site and potential future development on lands directly east of the subject site. The County of Middlesex is the approval authority for draft plans of subdivision including redline amendment requests.

The Zoning By-law Amendment proposes to rezone the existing site-specific Residential Second Density (R2(H-1)) and (R2(3)H-1) Zones to the site-specific Residential First Density (R1(3)H-1) and Public Utility (U) Zone for the proposed pump station on west side of the development. The existing Open Space (OS) Zone on the east side of the development which would consist of the stormwater management blocks would remain unchanged.

The subject lands are designated Residential within the Southwest Middlesex Official Plan and are zoned site-specific Residential Second Density (R2(H-1)) and (R2(3)H-1), site-specific Residential First Density (R1(3)H-1) and Open Space (OS).

A location map is attached for reference.

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

Description and Location of Subject Lands

The subject lands are located on the east side of Stella Avenue, south of Appin Road. The lands are legally described as Part of Lot 13 RCP 431, Glencoe, Municipality of Southwest Middlesex.

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday August 14th, 2024 at 6:00 p.m.**

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 6:00 pm on the date indicated above.

Members of the public wishing to comment on the application are encouraged to provide written submissions to the Clerk by e-mail clerk@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday August 13th, 2024** before the meeting in order to provide comment/oral submissions as a Delegate during the Oral Submissions of Delegates (Part D) part of the meeting. Written submissions must include your full name, address, and an email or telephone number at which you can be reached. Written submissions must also indicate if you wish to make oral submissions at the meeting.

The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions.

Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

Members of the public making electronic or in person oral submissions will be required to verify their name and address in order to access the meeting. By submitting your name and address, you are representing and warranting to Council or the Committee of Adjustment that such is your true and accurate identity and Council/Committee of Adjustment is relying on that submission. Any false or misleading statements may result in civil or criminal penalties.

Members of the public who do not have access to a computer are asked to call the Municipality at 519-287-2015 by **noon on Tuesday August 13th, 2024** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email clerk@southwestmiddlesex.ca or telephone at 519-287-2015.

OTHER PLANNING ACT APPLICATIONS

As noted, this property is subject to Draft Plan of Subdivision Application 39T-SM2101 which was draft plan approved by Middlesex County Council on July 18, 2023. The approved draft plan includes lots for 27 single detached residential lots, 13 lots for semi-detached dwellings, 2 blocks for stormwater management, 1 block for road reserves, and 2 public streets.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Southwest Middlesex to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Southwest Middlesex 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 Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

For more information about this matter, including appeal rights, contact Alana Kertesz, Planner I, at 519-930-1011 or at akertesz@middlesex.ca

WRITTEN COMMENTS may be submitted to the Secretary-Treasurer prior to the meeting. Requests for copies of the decision of Council or notice of adjournment of hearing, if any, must be in writing and addressed to the Secretary-Treasurer.

DATED AT GLENCOE, ONTARIO this 24th day of July, 2024.



Kendra Kettler
Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex
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Fax: (519) 287-2359
Email: clerk@southwestmiddlesex.ca