



Staff Report

Report No.: PLA-68-2018
Meeting Date: November 28, 2018.
Submitted by: Kelly Henderson, Planner
Subject: Plain Language Notices

Recommendation:

THAT the subject report be received for information.

Purpose:

The purpose of this report is to provide Council with information regarding Plain Language Notices, and staffs desire to use Plain Language for Planning Act Application Notices and to seek feedback on the proposed Notices.

Background:

The Municipality has received on-going comments from members of the public, that have indicated that the planning process can be overwhelming and confusing. Although, members of the public are always more than welcome to speak to Municipal staff, staff are recommending that the Municipality move to more plain language notices in order to ensure Planning Act applications are better communicated to members of the public.

Under the Planning Act there are statutory requirements that are required to be included in the Notices of Applications, and staff are still including these requirements, but are looking to add additional information in order to better communicate the application.

Please see Attachment 1 for an example of a Notice of Public Meeting.



NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Sections 22 and 34

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

OWNER: Oriole Park Resort Ltd.
AGENT: MHBC Planning c/o Scott Allen
LOCATION: 22790 Amiens Road
ROLL NO.: 393900002029700

What: The Municipality is seeking input on development applications within 120 metres of your property. The applications would consider permitting the year round occupancy of mobile homes, park model trailers as well as accessory commercial and service commercial uses of the site. At present occupancy is limited to 11 months.

Site: The subject property is located at the southeast corner of Amiens Road and Oxbow Drive. The subject property is legally described as Part of Lot 1, Concession 2 (geographic Township of Lobo), Municipality of Middlesex Centre.



Public Meeting

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

Date: Wednesday September 26th 2018
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 purpose and effect of the official plan amendment application is to re-designate the subject property from the Parks and Recreation designation to a Special Policy Area designation to allow a Lifestyle Community including the year round occupancy of mobile homes, park model trailers as well as accessory commercial and service commercial uses of the site.

The purpose and effect of the zoning by-law amendment application is to rezone the subject property by modifying the current site-specific Parks and Recreation (PR-3) zoning of the lands to permit the year round occupation of mobile homes, park model trailers as well as accessory commercial and service commercial uses of the site. Currently, occupancy of those uses is only permitted for eleven months of the year.

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 Sections 34, and 22 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 Official Plan Amendments, or 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 Municipal Official Plan Amendment, and Zoning By-law Amendment applications are approved or refused, or to the County of Middlesex before the Official Plan Amendment 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 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 Official Plan Amendment, 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 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 28th day of November, 2018.

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