



**THE CORPORATION OF THE CITY OF SARNIA
PLANNING & BUILDING DEPARTMENT**

255 Christina Street N. PO Box 3018
Sarnia ON Canada N7T 7N2
519-332-0330x3344 (phone) 519-332-3995 (fax)
519-332-2664 (TTY)
www.sarnia.ca planning@sarnia.ca

February 16, 2015

NOTICE OF PUBLIC HEARINGS OF CITY COUNCIL

Dear Sir and/or Madam:

Official Plan Amendment, Rezoning and Plan of Subdivision

Applications Nos. 14-2009-85 and 15-2009-85, OPAs #41 and 42, and
Plan of Subdivision 2-2009

Applicants: Sifton Properties Limited

LOCATION: Northwest corner of Michigan Avenue and Modeland
Road

Please be advised that Public Hearings of City Council are scheduled for **Monday, March 9th, 2015 at 6:00p.m.** in the Council Chambers at City Hall, to hear the applications listed below.

Persons wishing to speak to these applications are requested to notify the City Clerk on or before **noon, Wednesday, March 4th, 2015**, in order to be placed on the Council agenda, although anyone in attendance will be given an opportunity to address Council on these matters.

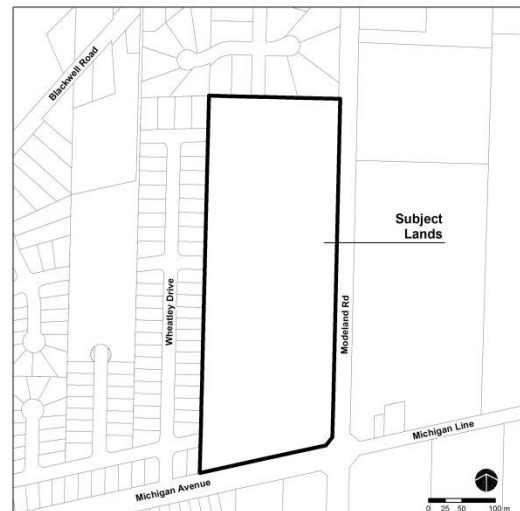
SUMMARY OF APPLICATIONS

OPAs #41 and 42, rezoning applications No.14-2009-85 and No.15-2009-85, and Plan of Subdivision 2-2009 to be heard at 6:00 p.m., are Zoning, Official Plan amendment and Plan of Subdivision applications submitted by **Sifton Properties Limited** that affect lands at the northwest intersection of Michigan Avenue and Modeland Road as shown on the area map.

The applicant is proposing to:

- a) redesignate low-density residential lands in the City Official Plan and Secondary

AREA MAP



Plan Area 1 into a 0.98ha (2.43 acres) highway commercial designation, a 2.80ha (6.94 acres) high-density residential (55 units/ha) designation and a 0.88ha (2.17 acres) park.

- b) change the zoning of the subject lands from an Interim Use 1 (IU1) Zone to a Highway Commercial 1 (HC1) site zone, an Urban Residential 4 (UR4) site zone, an Urban Residential 1 (UR1) site zone and an Open Space 1 (OS1) site zone.
- c) sever the property into separate and conveyable parcels including 66 single detached residential lots, a 0.88ha (2.17 acre) park block and a 0.27ha (0.67 acre) vegetation block having frontage onto proposed Streets 'A - D', and a 0.98ha (2.43 acre) commercial block and 2.80ha (6.94 acres) high-density residential block having frontage onto Modeland Road.

A submitted concept plan that shows the proposed configuration of the site is attached. The commercial block is shown with one 2,193m² (23,600ft²) building, and the high-density residential block identifies 342 retirement suites and 39 rowhouses. These uses are proposed to be accessed by three private driveways onto Modeland Road.

A copy of the Planning Department report with recommendations and copies of the proposed zoning by-law amendment will be available at the Planning and Building Department, 3rd. Floor, City Hall, on or after Monday, March 2nd, 2015. A copy of the proposed Official Plan Amendment will be available at the Planning and Building Department after February 27th, 2015.

Applicant submission materials and the Planning Department staff report will be made available online at www.sarnia.ca in advance of the public meeting.

Inquiries about these applications may be made by contacting Kevin Edwards at 519-332-0330 ext. 3291, at the Planning and Building Department anytime during regular business hours or at planning@sarnia.ca.

PLANNING ACT INFORMATION FOR
ZONINGS AND OFFICIAL PLAN AMENDMENTS

If a person or public body does not make an oral submission at a public meeting or make a written submission to the Corporation of the City of Sarnia before the zoning by-law and plan of subdivision is passed, or the proposed official plan amendment is adopted by the County of Lambton, the person or public body:

- a) is not entitled to appeal the decision of the Corporation of the City of Sarnia, for the zoning by-law and plan of subdivision, and the decision of the County of Lambton for the official plan amendment, to the Ontario Municipal Board; and
- b) 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 is reasonable grounds to do so; and

If you wish to be notified of the adoption of the proposed zoning by-law amendment, plan of subdivision or the refusal of a request to amend the Official Plan, you must make a written request to the City of Sarnia, P. O. Box 3018, 255 Christina St. North, Sarnia, Ontario. N7T 7N2

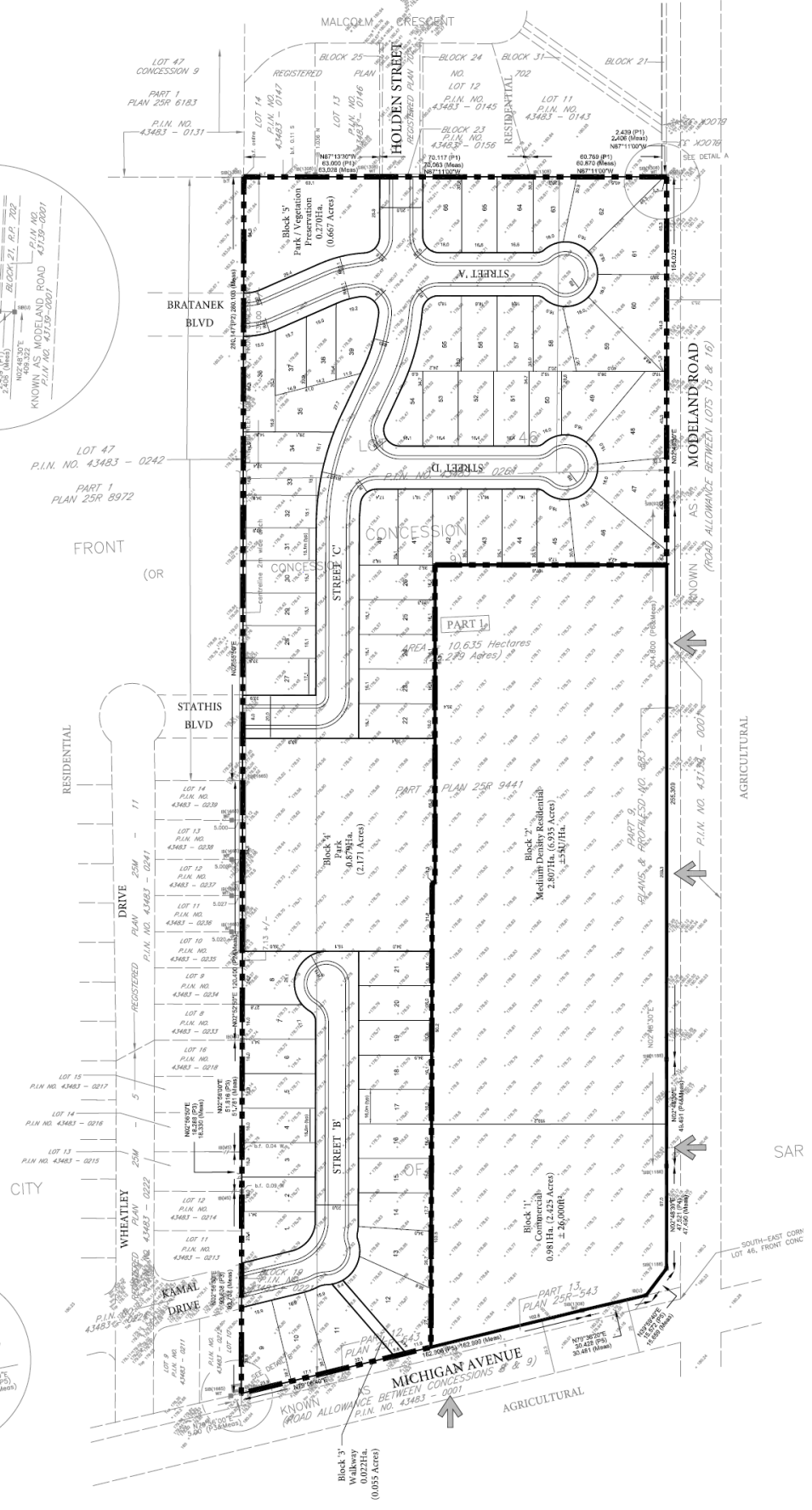
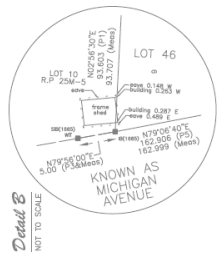
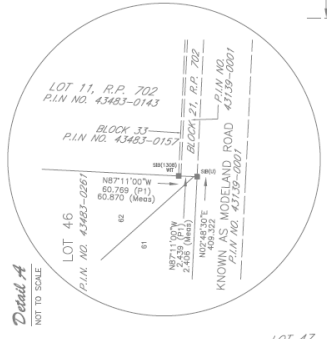
Sincerely,

Kevin Edwards
Planning Manager

ke
attach

cc: Nancy Wright-Laking – City Clerk

PROPOSED PLAN OF SUBDIVISION SIFTON PROPERTIES LIMITED – PoS 2-2009



AGRICULTURAL

SAR

AGRICULTURAL

PROPOSED CONCEPT PLAN SIFTON PROPERTIES LIMITED

