



**NOTICE OF PUBLIC HEARING/MEETING**  
pursuant to Section 34 & 53  
of the Planning Act, R.S.O. 1990, as amended

**APPLICATIONS FOR CONSENT (B11-2021) AND ZONING BY-LAW AMENDMENT (P15-2021)**

<b>OWNER:</b>	<b>Vibrent Farms Ltd.</b>
<b>AGENT:</b>	<b>Joseph M. Hentz, Lerner LLP</b>
<b>LOCATION:</b>	<b>20601 &amp; 20589 Melbourne Road (County Road 9)</b>
<b>ROLL NUMBER:</b>	<b>390600001005900</b>

**Purpose and Effect**

The purpose and effect of the application for consent is to sever a surplus farm dwelling on a separate lot with a frontage of approximately 59.4 m (195 ft) along Melbourne Road (County Road 9) and with an area of approximately 0.416 ha (1.03 ac) from an agricultural parcel of land with an area of approximately 73.7 ha (182 ac).

The lands proposed to be severed contain a single detached dwelling (20601 Melbourne Road) and are serviced by a privately owned well and a privately owned septic system. The severed lands have an existing access from Melbourne Road (County Road 9).

The lands proposed to be retained would have a frontage of 546.5 m (1,793 ft) along Riverside Drive and an area of 73.3 ha (180.97 ac). The retained lands contain a single detached dwelling (20589 Melbourne Road), a detached garage, two barns, agricultural land in crop production, and woodlands. The severed lands are serviced by a privately owned well and septic system, and have an existing access off of Melbourne Road (County Road 9). A portion of the retained lands contains a natural watercourse, as per Schedule B, Map One of the Southwest Middlesex Official Plan, significant woodlands as per Schedule B, Map Two of the Southwest Middlesex Official Plan, and are regulated by the Lower Thames Valley Conservation Authority.

The purpose and effect of the zoning by-law amendment application is to rezone the severed parcel of Consent B11-2021 from the General Agricultural (A1) Zone to the Rural Residential (RR) Zone to permit the creation of a residential lot for the purposes of disposing a surplus farm dwelling, with the parcel being occupied by an existing single unit dwelling (20601 Melbourne Road). The retained lands have not been proposed to be rezoned as part of this application, and will remain General Agricultural (A1).

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.

A location map is attached for reference.

**Description and Location of Subject Lands**

The subject lands are located at the southwest corner of Melbourne Road (County Road 9) and Riverside Drive. The lands are legally described as Range 5 South, Part Lot 1, Municipality of Southwest Middlesex (Ekfrid).

**Electronic Planning Act Public Meeting**

The statutory Public Meeting for the Consent Application will be held **ELECTRONICALLY** on **Wednesday October 27<sup>th</sup>, 2021 at 7:00 p.m.** due to **COVID-19**.

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 7:00 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 [jbelchamber-glazier@southwestmiddlesex.ca](mailto:jbelchamber-glazier@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday October 26<sup>th</sup>, 2021** 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.

Members of the public who do not provide written submissions to the Clerk in advance of the meeting and decide to provide comment/oral submissions while the meeting is ongoing will



need to confirm their interest in doing so during the Comments Recess (Part F) of the Meeting and make their comment/oral submission during the Oral Submission of Other Participants (Part G) part of the meeting. Access instructions for such persons will be posted on the Agenda and Minutes page of the Municipality’s website during the meeting following an invitation from the meeting Chair for comments from the public.

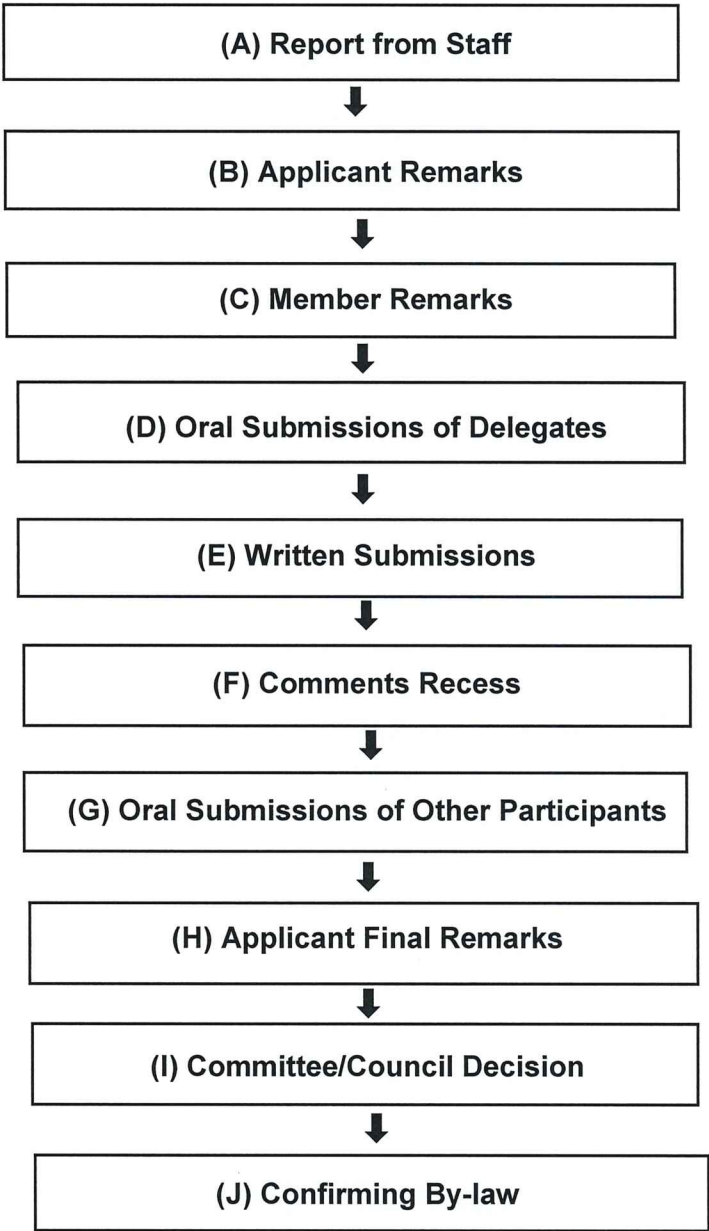
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be for all.

Members of the public making electronic 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 October 26<sup>th</sup>, 2021** before the meeting for assistance.

Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email [jbellchamber-glazier@southwestmiddlesex.ca](mailto:jbellchamber-glazier@southwestmiddlesex.ca) or telephone at 519-287-2015.

**Order of Meeting**



*If a person or public body that files an appeal of a decision of Southwest Middlesex Committee of Adjustment in respect of the proposed consent does not make written submissions to the Municipality of Southwest Middlesex before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.*  
*If you wish to be notified of the decision of Southwest Middlesex Committee of Adjustment in*

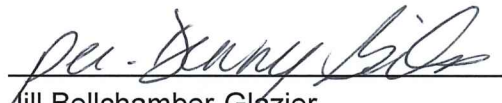
*respect of the proposed consent, you must make a written request to the Secretary-Treasurer, contact information below.*

*If a person or public body would otherwise have an ability to appeal the decision of the Southwest Middlesex Council to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.*

**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 6<sup>th</sup> day of October, 2021.



Jill Bellchamber-Glazier  
Secretary-Treasurer Committee of Adjustment  
Municipality of Southwest Middlesex  
Telephone: (519) 287-2015  
Fax: (519) 287-2359  
Email: [cao@southwestmiddlesex.ca](mailto:cao@southwestmiddlesex.ca)



# APPLICATIONS FOR CONSENT (B11-2021) & ZONING BY-LAW AMENDMENT (P15-2021)

Owner: Vibrent Farms Ltd.

Agent: Joseph M. Hentz, Lerner LLP

20601 & 20589 Melbourne Road (County Road 9)

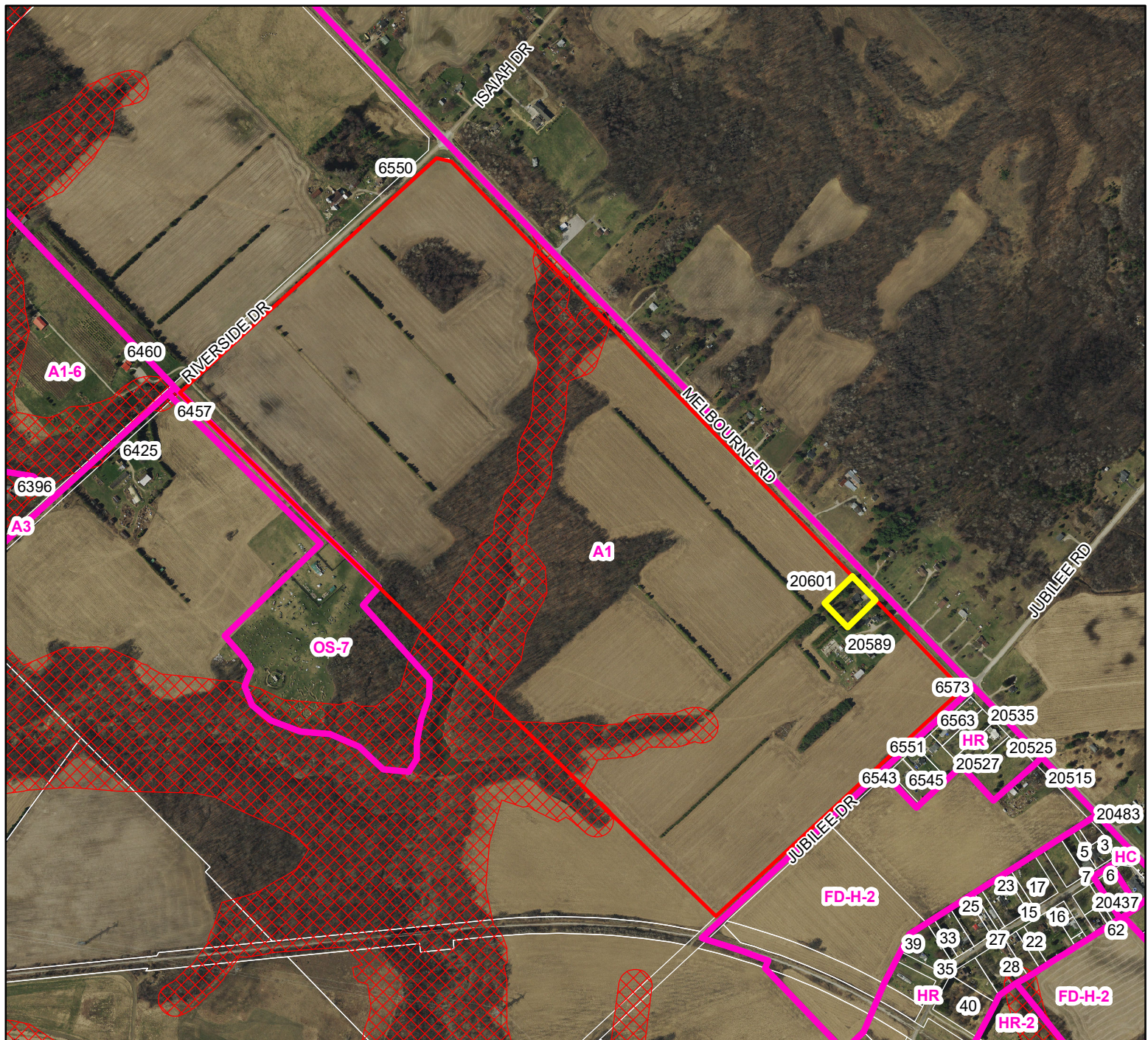
Range 5 South, Part Lot 1

Municipality of Southwest Middlesex (Ekfrid)



Municipality of **SOUTHWEST MIDDLESEX**

**KEY MAP**



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(519) 434-7321  
October, 2021



Lands to be severed and rezoned from  
'General Agricultural (A1)' Zone to  
'Rural Residential (RR)' Zone



Lands to be retained

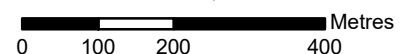


Zone Boundary



CA Regulated Areas

1:10,000



Disclaimer: This map is for illustrative purposes only.  
Do not rely on it as being a precise indicator of routes,  
locations of features, nor as a guide to navigation.