



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P14-2021)

OWNER: 1822039 Ontario Inc., c/o Timothy Zavitz
LOCATION: Concession 2, Part Lot 23, RD 32, Part 30, RCP 374 Lot 30
ROLL NUMBER: 390600801050005

Purpose and Effect

The purpose and effect of the zoning by-law amendment application is to rezone the subject lands from the 'Residential First Density Holding (R1(1)H-1) Zone' to the 'Residential Second Density Holding (R2-H-1) Zone', in order to permit the construction of a 585.96 m² (6,307 sq ft) semi-detached dwelling (292.98 m² (3,153.5 sq ft) per dwelling unit) subsequent to the construction of John Street and the installation of municipal services.

The subject lands are 1,352 m² (0.33 ac) in size and are vacant of any buildings or structures. The subject lands are currently unserviced, and abutt an unopened road allowance that forms the extension of John Street, in Glencoe.

The subject lands are designated Residential within the Southwest Middlesex Official Plan and zoned Residential First Density Holding (R1(1)H-1) Zone within the Southwest Middlesex Zoning By-law. The H-1 symbol applies to parcels of undeveloped lands zoned for residential purposes (e.g. R1, HR) in settlement areas. Removal of the H-1 symbol contingent on the owner entering into a subdivider's or similar agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities. As such, the proposed R2 zone would also include this holding provision until the agreement was addressed.

It is noted that the subject lands are one of eight lots abutting the unopened portion of John Street, whereby the owners have petitioned for municipal improvements, under the Municipal Act. The Municipality continues to work with the property owners in regards to establishing the construction of John Street and the extension of municipal services. The holding provision will remain in place until the works have been completed.

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 south side of the unopened road allowance portion of John Street, between Coad Street and Stella Ave, in Glencoe. The lands are legally described as Concession 2, Part Lot 23, RD 32, Part 30, RCP 374 Lot 30, Municipality of Southwest Middlesex.

Electronic Planning Act Public Meeting

The statutory Public Meeting for the Consent Application will be held **ELECTRONICALLY** on **Wednesday October 27th, 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 jbellechamber-glazier@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday October 26th, 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.

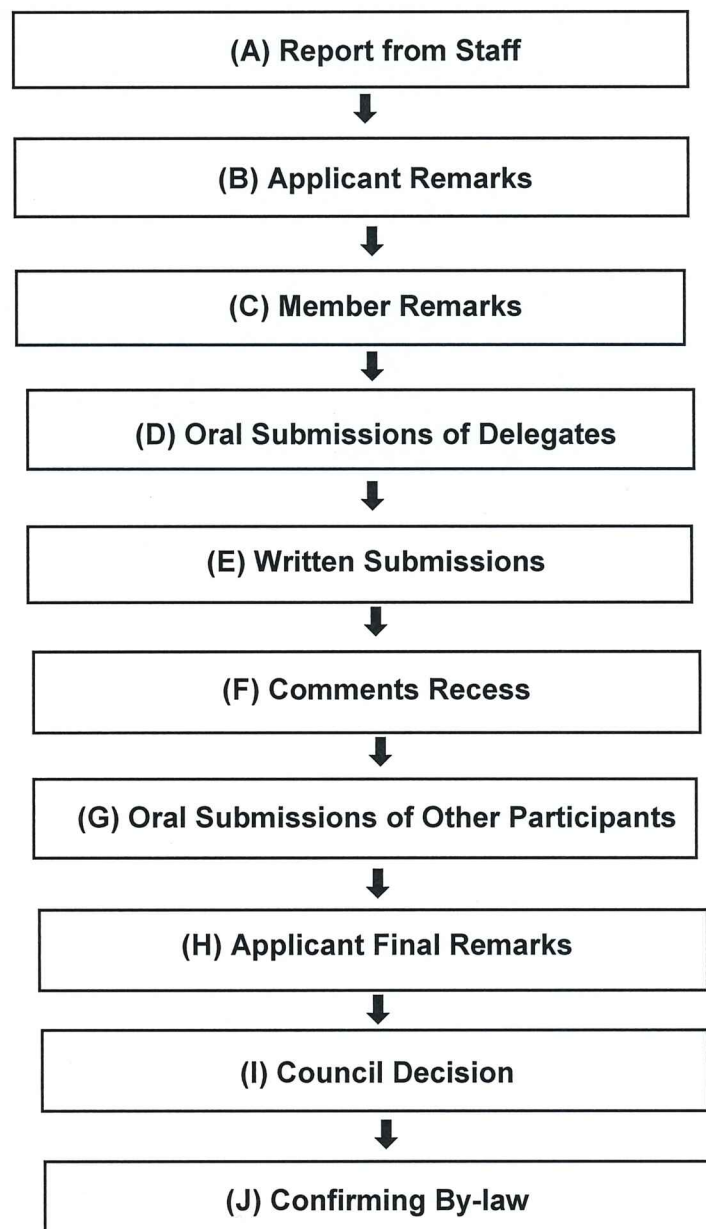
Members of the public who do not provide written submissions to the Clerk in advance of the meeting and decide to provide comment/oral submissions while the meeting is ongoing will need to confirm their interest in doing so during the Comments Recess (Part F) of the Meeting and make their comment/oral 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 26th, 2021** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email jbellechamber-glazier@southwestmiddlesex.ca or telephone at 519-287-2015.

Order of Meeting



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 6th 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

