



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P5-2022)

OWNER:	Brenda Ring
AGENT:	Paula Downs, Downs Barristers & Solicitors
LOCATION:	678 Longwoods Road (County Road 2)
ROLL NUMBER:	390600101004700

Purpose and Effect

The purpose and effect of the zoning by-law amendment application is to rezone the severed parcel of Consent B2-2022 from the General Agricultural (A1) Zone to the Agricultural (A2) Zone to prohibit a dwelling from being erected thereon consistent with provincial policy. The proposed Zoning By-law Amendment also seeks to rezone the retained parcel of Consent B2-2022 from the General Agricultural (A1) Zone to a Site Specific Rural Residential (RR-4) Zone to permit the creation of a residential lot for the purposes of disposing a surplus farm dwelling, and to recognize a deficient front yard setback of 4.37 m (14 ft), whereas the minimum front yard setback required in the 'RR Zone' is 10 m (33 ft) .

The lands to be severed contain agricultural land in crop production, a water well subject to the proposed easement, and an existing hydro easement. The lands are unserviced as they are used for agricultural purposes.

The lands to be retained contains a single detached dwelling, and two accessory buildings. The lands are serviced by private water well located on the lands to be severed and a private septic system. The subject lands contain an existing access off of Longwoods Road (County Road 2).

The subject lands are designated 'Agricultural' within the Southwest Middlesex Official Plan, and are zoned 'General Agricultural (A1)' within the Southwest Middlesex Zoning By-law.

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 on the north side of Longwoods Road (County Road 2), between Sassafras Road, and Cashmere Road. The lands are legally described as Range 1 North, South Part Lot 26, Municipality of Southwest Middlesex (Mosa).

Electronic Planning Act Public Meeting

The statutory Public Meeting for the Consent Application will be held **ELECTRONICALLY** on **Wednesday June 22nd, 2022 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 jbellchamber-glazier@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday June 21st, 2022** 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.

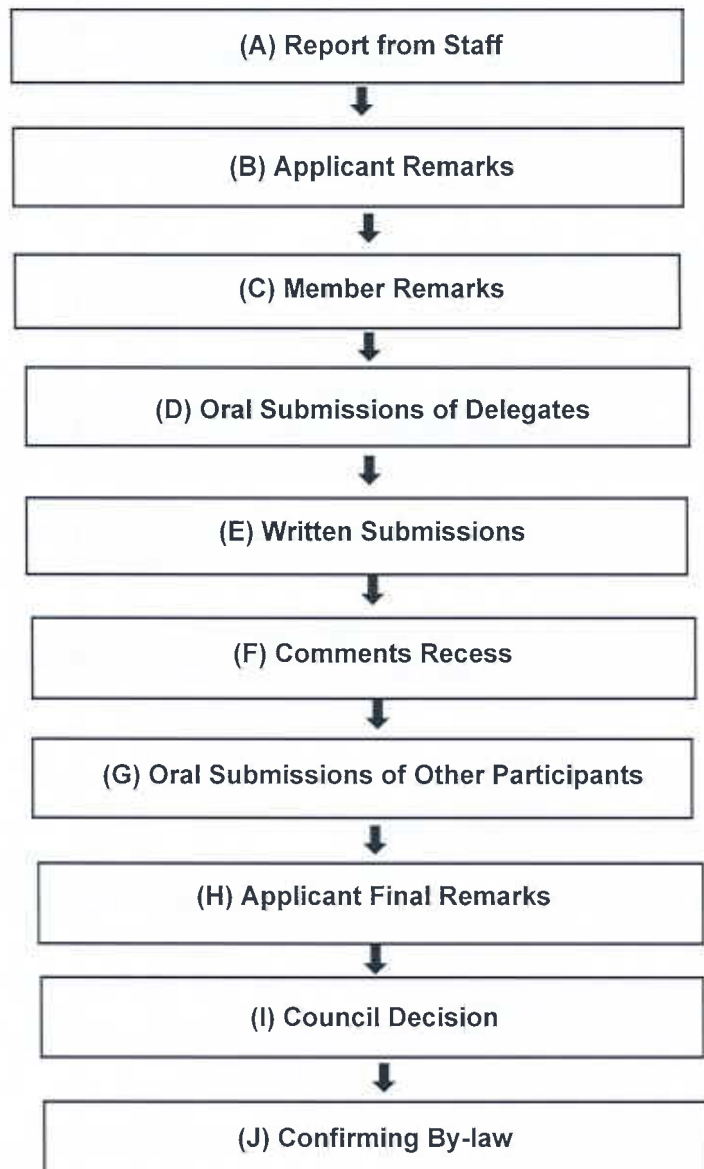
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be 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 June 21st, 2022** 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

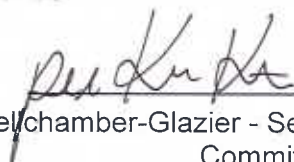


If a person or public body would otherwise have an ability to appeal the decision of Southwest Middlesex Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex 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 1st day of June, 2022.



Jill Bellechamber-Glazier - Secretary-Treasurer
Committee of Adjustment
Municipality of Southwest Middlesex
(519) 287-2015
cao@southwestmiddlesex.ca

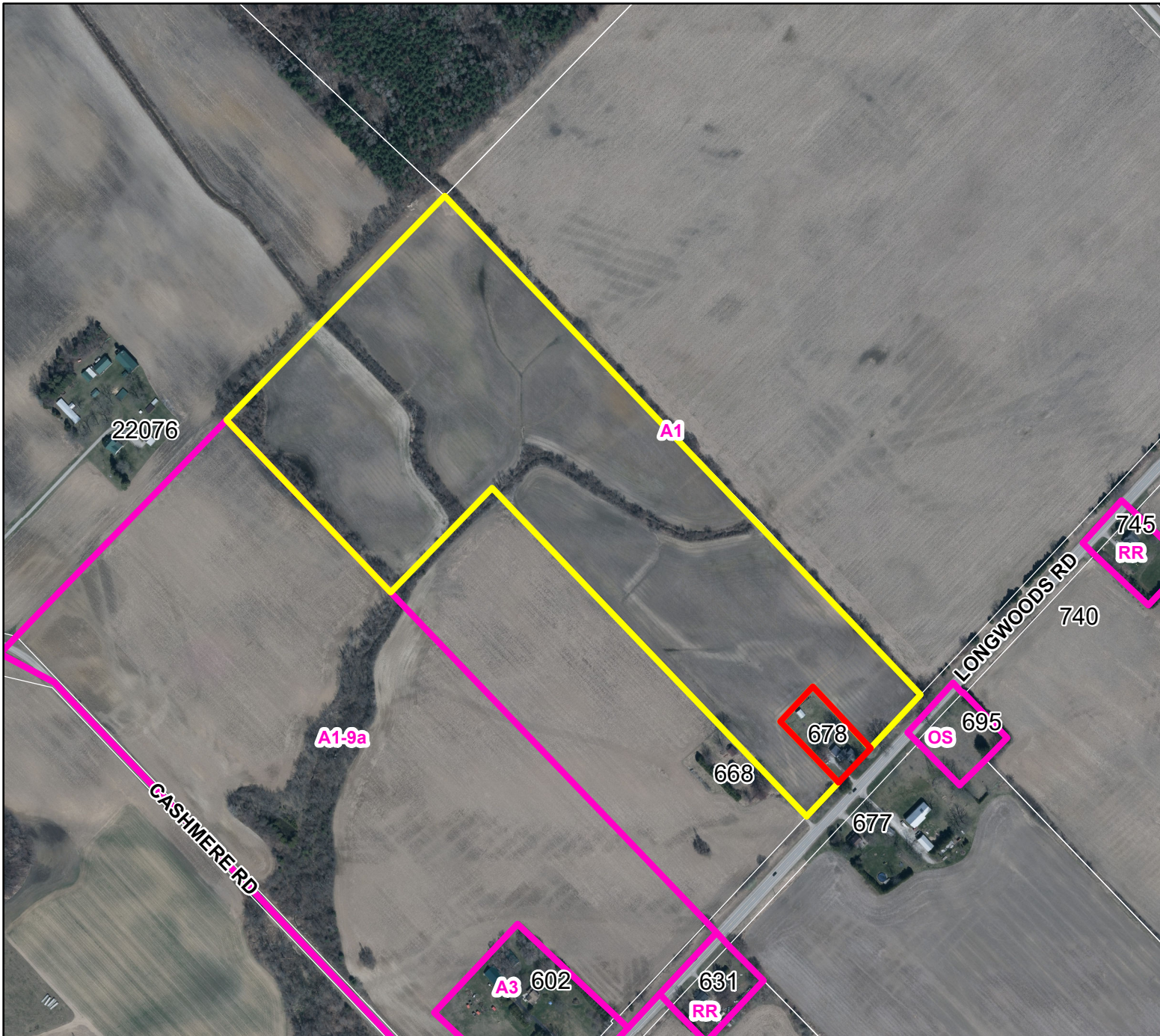
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678 Longwoods Road (County Road 2)
Range 1 North, South Part Lot 26
Municipality of Southwest Middlesex (Mosa)



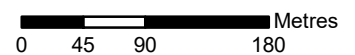
Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May, 2022

-  Land to be rezoned from General Agricultural (A1) Zone to Agricultural (A2) Zone
-  Land to be rezoned from General Agricultural (A1) Zone to Rural Residential (RR-4) Zone
-  Zone Boundary

1:5,500



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.