



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P11-2022)

OWNER:	Riley Gosden
AGENT:	Cathy Gosden
LOCATION:	2732 Argyll Drive
ROLL NUMBER:	390600107000800

Purpose and Effect

The purpose and effect of this Zoning By-law Amendment is to rezone the subject lands known municipally as 2732 Argyll Drive (former Mosa #12 Schoolhouse) from 'Institutional (I) Zone' to a 'Site Specific Rural Residential (RR-6) Zone' within the Southwest Middlesex Zoning By-law, in order to permit the change of use from a schoolhouse to a single dwelling unit, and to recognize an existing deficient setback from the centerline of a local road of 20 m (66 ft), whereas the minimum setback required from the centerline of a local road is 28 m (92 ft).

The subject lands are 0.44 ha (1.09 ac) in size and contains the former Mosa #12 Schoolhouse. The subject lands are serviced by a private well and septic system, and do not appear to have an existing vehicular entrance.

The subject lands are designated 'Agricultural Area' within the Southwest Middlesex Official Plan and zoned 'Institutional (I1) Zone' within the Southwest Middlesex Zoning By-law.

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 at the southwest corner of Argyll Drive and Pratt Siding Road. The lands are legally described as Concession 7, South Part Lot 9, Municipality of Southwest Middlesex (Mosa).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday August 24th, 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 jbellechamber-glazier@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday August 23rd, 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.

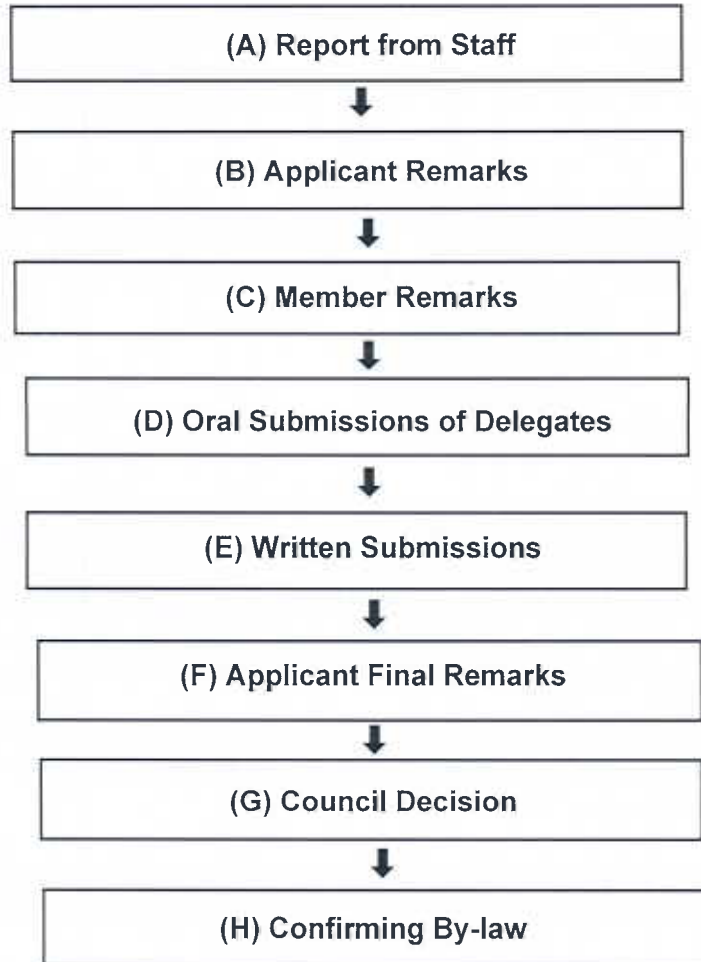
The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions.

Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

Members of the public making electronic or in person 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 August 23rd, 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 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.

If a person or public body that files an appeal of a decision of the Council in respect of the proposed by-law 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.

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 3rd day of August, 2022.

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

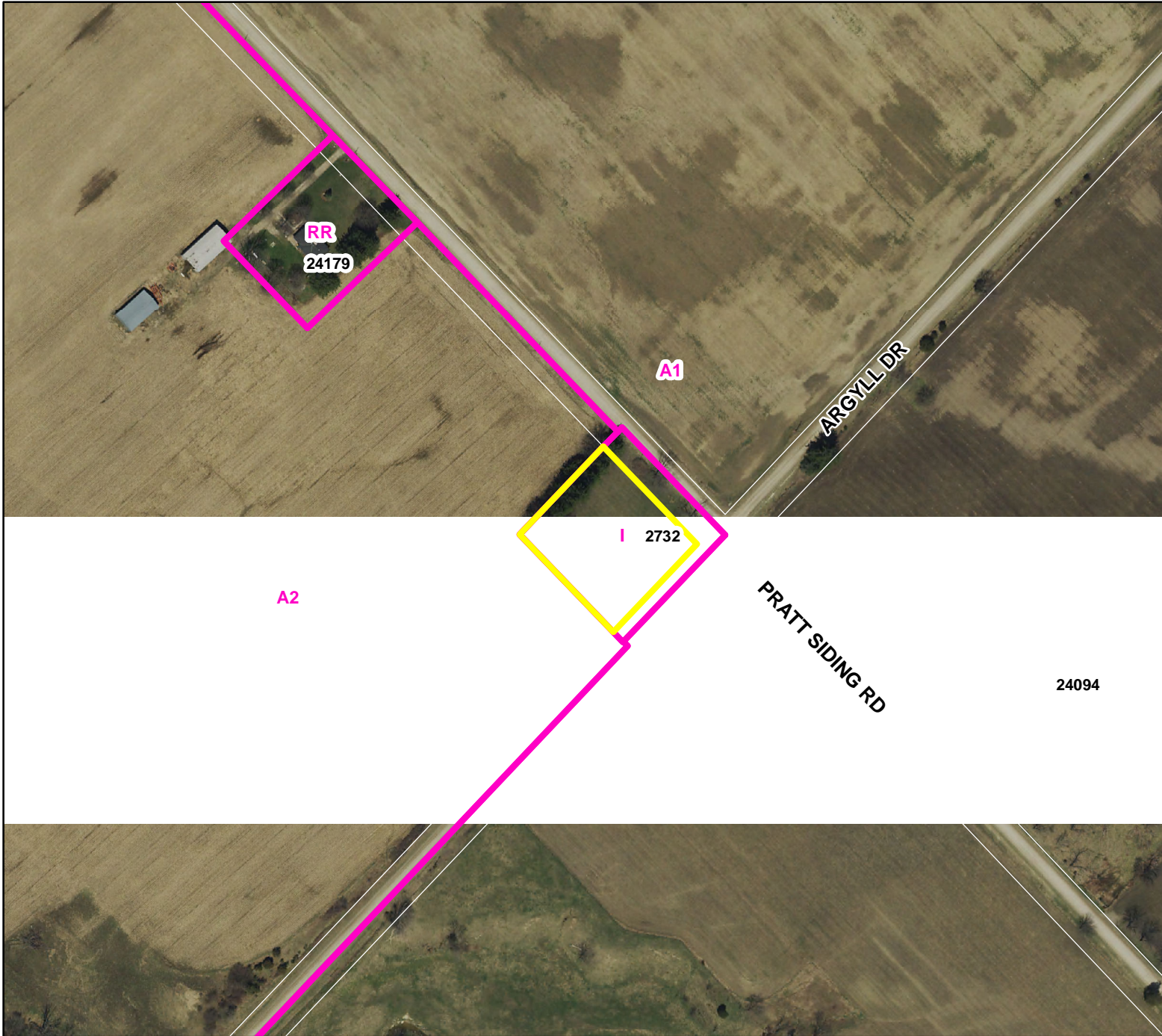
ZONING BY-LAW AMENDMENT \$ 3 3 / , &P\$1-2022)2 1

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2732 Argyll Drive
Concession 7, South Part Lot 9
Municipality of Southwest Middlesex, Geographic Township of Mosa



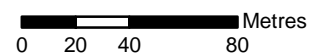
Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



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399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
August, 2022

-  Lands to be rezoned from Institutional (I) Zone to the Site Specific Rural Residential (RR-6) Zone
-  Zone Boundary

1:2,800



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.