



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P14-2022)

OWNERS: Jeffery & Jodi Bedore
LOCATION: 3427 Concession Drive (County Road 14)
ROLL NUMBER: 390600105010501

Purpose and Effect

The purpose and effect of this Zoning By-law Amendment is to amend the zoning on the subject lands, being the 'Site Specific Rural Industrial (M3-3) Zone', by adding 'Dog Kennel' as an additional listed permitted use. The proposed amendment would also recognize the existing setback from the kennel building to a dwelling on a separate parcel of 92 m (302 ft), whereas a 300 m (984 ft) setback is required.

The subject lands formerly housed a 'Dog Pound' known as the 'Glencoe Animal Shelter'. The ownership has since changed hands, and the current property owners are looking to establish a 'Dog Kennel' in order to allow for the housing, grooming, breeding, boarding, training or sale of dogs. The current zoning of the lands permits a 'Dog Pound', which allows for the impounding of dogs, but does not permit a 'Dog Kennel'. In order to obtain a kennel license from the Municipality, the lands must be zoned for the use.

The subject lands are 0.7 ha (1.74 ac) in size and contains a single detached dwelling, and two accessory buildings (dog kennel and workshop). The subject lands are serviced by a municipal water connection, privately owned septic system, and have an existing access off Concession Drive (County Road 14).

The subject lands are designated 'Agricultural Area' within the Southwest Middlesex Official Plan and zoned 'Site Specific Rural Industrial (M3-3) Zone' within the Southwest Middlesex Zoning By-law. A portion of the lands are regulated by the Lower Thames Valley Conservation Authority.

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 Concession Drive (County Road 14), north of Old Airport Road. The lands are legally described as Concession 1, Part Lot 3, Registered Plan 34R897 Part 1, Municipality of Southwest Middlesex.

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday December 14th, 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 kkettler@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday December 13th, 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.

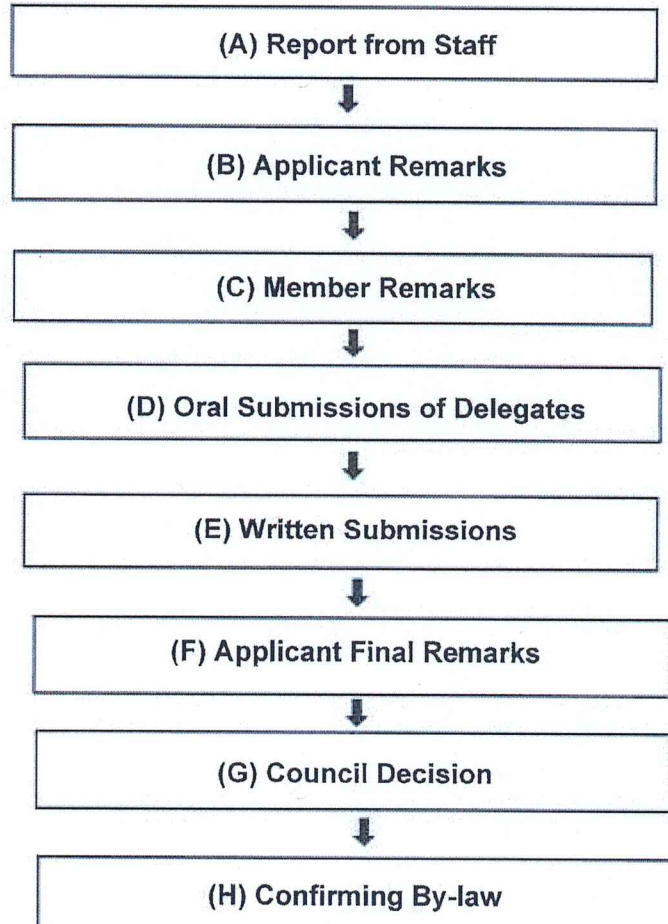
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 December 13th, 2022** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email kkettler@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 22nd day of November, 2022.

Kendra Kettler
Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex
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