



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

APPLICATION FOR CONSENT (B4-2024)

OWNER: Strathroy Turf Farms Ltd.
LOCATION: 5849 Falconbridge Drive
ROLL NUMBER: 390600005003900

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 71 m (233 ft) along Falconbridge Drive and with an area of approximately 0.42 ha (1 ac) from an agricultural parcel of land with an area of approximately 10.12 ha (25 ac).

The lands proposed to be severed contains a single detached dwelling, a detached garage and a metal clad building, and are serviced by a privately owned well and septic system. The severed lands have an existing access from Falconbridge Drive.

The lands proposed to be retained would have a frontage of 79m (259 ft) along Falconbridge Drive and an area of 9.7 ha (24 ac). The retained lands contain agricultural land in crop production and a concrete barn. Access to the agricultural lands will need to be verified or a new access established as a result of the severance application.

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. The lands contain natural heritage features according to the Middlesex Natural Heritage Systems Study (MNHSS 2014) including significant woodlands and significant wetlands. A portion of the retained lands are regulated by the St. Clair Region Conservation Authority.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the southwest side of Falconbridge Drive, between Mayfair Road and Springfield Road. The lands are legally described as North Part of Lot 7, Concession 2, Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday March 20th, 2024 at 6:00 p.m.**

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 6:00 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 clerk@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday March 19th, 2024** 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.

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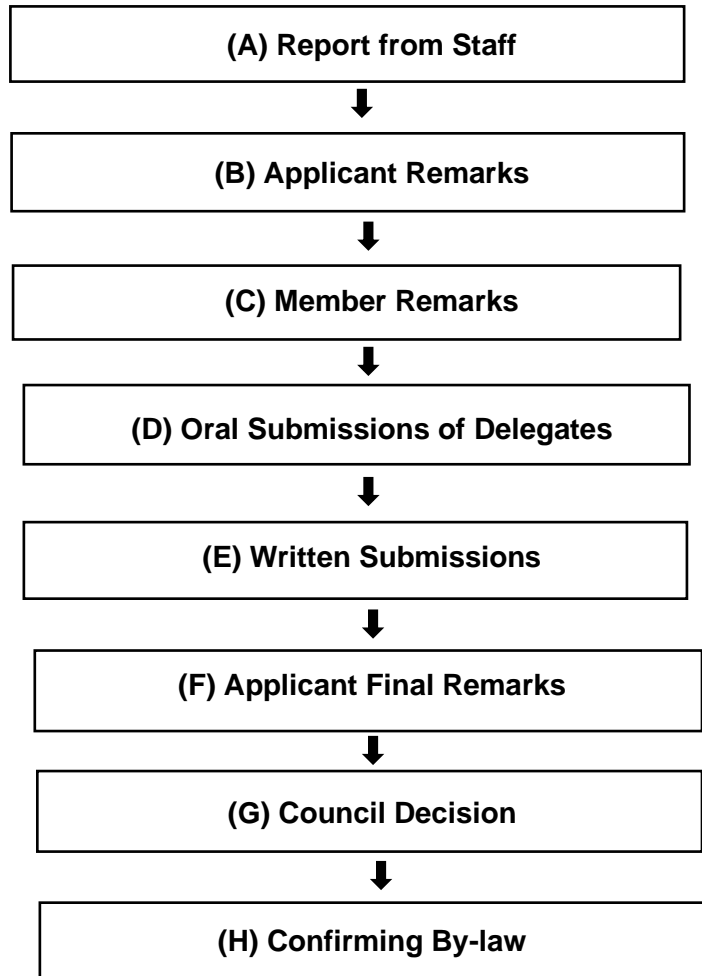
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 March 19th, 2024** before the meeting for assistance.

Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email clerk@southwestmiddlesex.ca or telephone at 519-287-2015.

Order of Meeting



If a person or public body has the ability to appeal the decision of the Municipality of Southwest Middlesex in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Southwest Middlesex before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Municipality of Southwest Middlesex in respect of the proposed consent, you must make a written request to the Clerk, Municipality of Southwest Middlesex, 153 McKellar Street, Glencoe ON, N0L 1M0 or at clerk@southwestmiddlesex.ca

For more information about this matter, contact Alana Kertesz, Planner I at 519-930-1011 or at akertesz@middlesex.ca

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 SOUTHWEST MIDDLESEX, ONTARIO this 1st day of March, 2024.

Kendra Kettler
Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex
Telephone: (519) 287-2015
Fax: (519) 287-2359
Email: clerk@southwestmiddlesex.ca