



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P7-2024)

OWNER:	Ontario Plants Propagation Limited
AGENT:	Monteith Brown Planning Consultants (c/o Jay McGuffin)
LOCATION:	3875 Parkhouse Drive
ROLL NUMBER:	390600008005100

Purpose and Effect

The purpose and effect of this Application for Zoning By-law Amendment is to establish a site-specific Agricultural (A1-#) Zone permit a reduced interior side yard setback of 13.5 metres (44 ft) and to permit the establishment of four (4) permanent farm worker accommodation buildings on the subject lands to support the agricultural greenhouse operation that was approved through site plan application SPA-3-2022, currently under construction. The applicants have also submitted a concurrent site plan application to facilitate the subject development in accordance with the policies of the Southwest Middlesex Official Plan and site plan control by-law.

In accordance with Section 34(10.4) of the Planning Act, the Municipality of Southwest Middlesex has deemed this 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 south side of Parkhouse Drive, east of Tower Avenue, outside of the village of Glencoe. The lands are legally described as Part of Lots 23 and 24, Ekfrid Range 2 NLR, and designated as Parts 3 and 4 on Registered Plan 33R-18038 and Parts 1 to 4 on Registered Plan 33R-19209, Municipality of Southwest Middlesex (Mosa).

Date of Decision

Council will consider the holding removal zoning by-law:

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday August 14th, 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 August 13th, 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.

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 14th, 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.

OTHER PLANNING ACT APPLICATIONS

As noted, this property is also subject to Site Plan Application SPA 3-2022 in relation to the development of the greenhouse.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Southwest Middlesex to the Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

For more information about this matter, including appeal rights, 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 GLENCOE, ONTARIO this 24th day of July, 2024.



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