



NOTICE OF PUBLIC MEETING

pursuant to Section 34
of the Planning Act, R.S.O. 1990, as

APPLICATION FOR ZONING BY-LAW AMENDMENT (P8-2024)

OWNERS:	Strathroy Turf Farms Ltd and James Marcel Glover
LOCATION:	5849 Falconbridge Dr.
ROLL NUMBER:	390600005003900

Purpose and Effect

The purpose and effect of the Application for Zoning By-law Amendment (P8-2024) is to implement a condition of Consent B4-2024, which was conditionally approved by the Committee of Adjustment on March 21st, 2024. Application for Zoning By-law P8-2024 proposes to rezone the severed lot of Consent B4-2024 from the 'General Agricultural (A1) Zone' to the Rural Residential (RR) Zone' to recognize the residential use of the lands. The proposed Zoning By-law Amendment also seeks to rezone the retained lands of Consent B4-2024 from the 'General Agricultural (A1) Zone' to the 'Agricultural (A2) Zone' to prohibit the establishment of new dwellings on the remnant farm parcel.

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

The retained lands contain agricultural land in crop production and contain a concrete barn.

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.

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 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 August 15th, 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 14th, 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 Consent Application B4-2024 which was conditionally approved by the Committee of Adjustment on March 21st, 2024.

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.

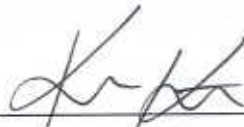
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, 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