



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

APPLICATIONS FOR CONSENT (B15-2024 & B16-2024)

OWNER: Minnema Farms Ltd.
LOCATION: 23517 Dundonald Road & 3511 Knapdale Drive
ROLL NUMBER: 390600106006700, 390600106006600 & 390600106006500

Purpose and Effect

The purpose and effect of Application for Consent B15-2024 is to sever a parcel of land to facilitate the disposal of a surplus farm dwelling as a result of farm consolidation. The lands as a whole are municipally known as 3511 Knapdale Drive and 23517 Dundonald Road (County Road 80) and have an area of approximately 99.89 ha (246.83 ac) and a frontage of approximately 670 m (2,198.16 ft) along Dundonald Road (County Road 80).

The lands proposed to be severed, known municipally as 23517 Dundonald Road (County Road 80) would have a frontage of approximately 60 m (196.85 ft) along Dundonald Road (County Road 80) and an area of approximately 0.44 ha (1.09 ac). The lands proposed to be severed contains a single detached dwelling and are serviced by a private well and septic system. These lands have an existing access from Dundonald Road (County Road 80).

The lands proposed to be retained, known municipally as 3511 Knapdale Drive, would have a frontage of 610 m (2,001 ft) along Dundonald Road (County Road 80) and an area of 99.44 ha (245.74 ac). The retained lands contains a single detached dwelling and several agricultural buildings including livestock buildings and a barn/shed as well as agricultural land in crop production. Confirmation of an existing access off Dundonald Road (County Road 80), 3511 Knapdale Drive or the establishment of a new access off Dundonald Road (County Road 80) or Knapdale Drive will be required as a result of the severance.

The purpose and effect of Application for Consent B16-2024 is to establish a 6 m (19.68 ft) wide well easement over the subject lands for well access and maintenance purposes. In particular, the easement would be located on the retained lands from Application for Consent B15-2024 in favour of 23517 Dundonald Road (County Road 80) being the severed lands from Application for Consent B15-2024. The well is located approximately 118 metres from the severed lot, therefore the applicant has requested a well easement approximately 118 metres in length.

A location map is attached for reference.

The lands have previously been subject to Consent Application B8-2021 which was conditionally granted but not completed.

Description and Location of Subject Lands

The subject lands are located on the southwest corner of Dundonald Road (County Road 80), and Knapdale Drive. The lands are legally described as CON 4 N PT LOT 1, CON 4 N PT LOT 2, CON 4 PT LOT 3 N1/2 OF E1/2, Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday October 23rd, 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 October 22nd, 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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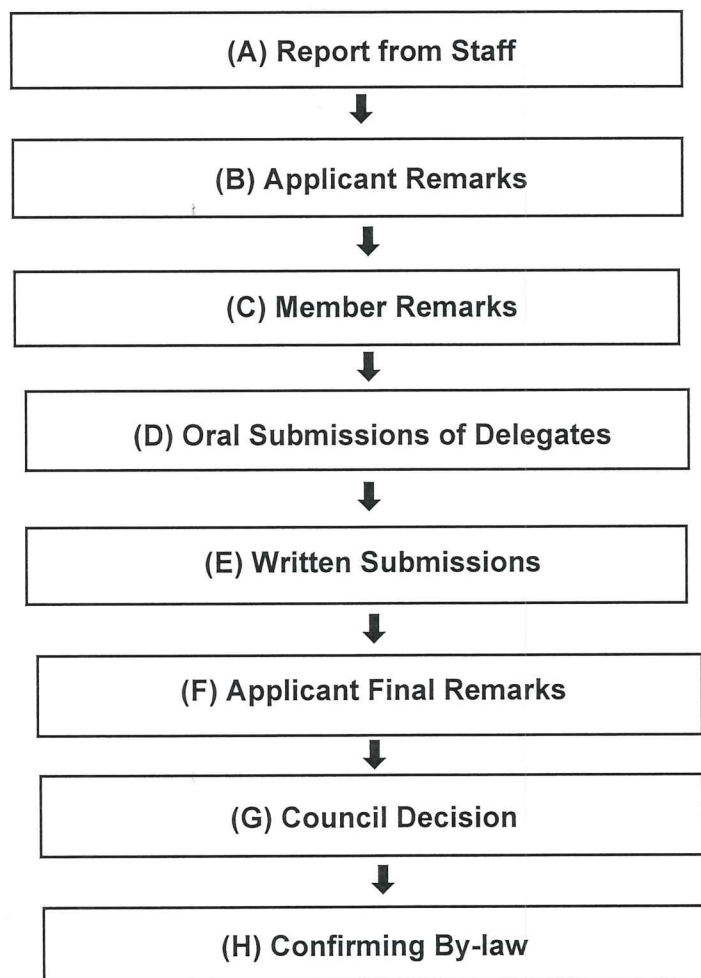
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 October 22nd, 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

Notwithstanding the above, subsection 53(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, 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 2nd day of October, 2024.



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

