



NOTICE OF PUBLIC MEETING

pursuant to Sections 34 and 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT (B22-2024) & ZONING BY-LAW AMENDMENT (P12-2024)

OWNER:	Tom Jeffery
AGENT:	Jeremy Tanner
LOCATION:	5669 Parkhouse Drive
ROLL NUMBER:	390600004011800

Purpose and Effect of Consent Application B22-2024

The purpose and effect of Application for Consent B22-2024 is to establish a 6 m (19.68 ft) wide hydro easement over the subject lands for hydro access and maintenance purposes. In particular, the easement would be located on the subject property, in favour of the abutting property at 5671 Parkhouse Drive.

This hydro easement is being sought to satisfy a condition of consent for Consent Application B8-2023 which affects the subject property and was conditionally approved by Municipal Council on December 13th, 2023. B8-2024 sought to sever the farmland from a surplus farm dwelling as a result of a pending farm consolidation. As a condition of consent, the applicant is required to ensure the hydro lines are wholly contained on the lands to be retained. As the hydro lines are not wholly contained, the applicant is applying for the subject easement. Given the configuration of the hydro poles crossing from 5669 Parkhouse Drive, to 5671 Parkhouse Drive and back to 5669 Parkhouse Drive, the proposed hydro easement in favour of 5671 Parkhouse Drive would be approximately 73 metres (239.50 ft) in length and approximately 11 metres (36.1 ft) in length.

Purpose and Effect of Zoning By-law Amendment Application P12-2024

The purpose and effect of Zoning By-law Amendment P12-2024 is implement a condition of Consent B8-2023. Application for Zoning By-law Amendment P12-2024 proposes to rezone the severed lot of Consent B8-2023 from the General Agricultural (A1) Zone to the Agricultural (A2) Zone to prohibit the establishment of dwellings on the balance of the farm and to rezone the lands to be retained from the General Agricultural (A1) Zone to the Rural Residential (RR) Zone to recognize the residential use of the lands.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the southeast side of Parkhouse Drive and northeast of Mayfair Road. The lands are legally described as RANGE 2N W PT LOT 8 RP 34R1481 PART 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 November 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 applications 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 November 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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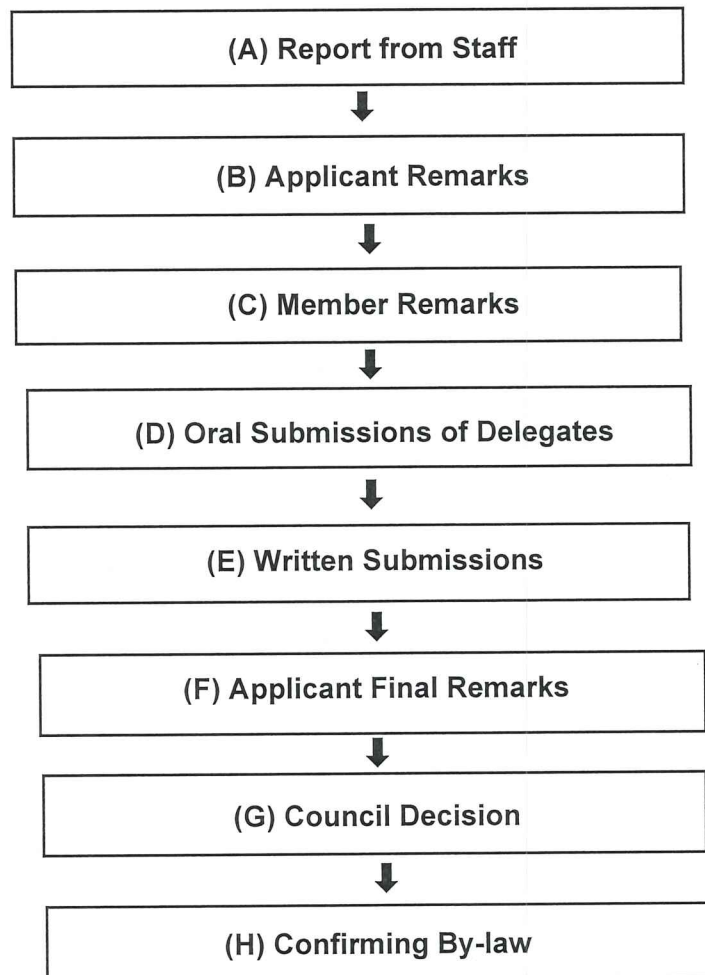
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 November 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



Other Planning Applications: As mentioned, this property is subject to Application for Consent B8-2023 which was conditionally approved by Municipal Council on December 13, 2023. The application sought to dispose of a dwelling surplus to a farming operation as a result of a pending farm consolidation.

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.

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, 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 29th 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

