



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

APPLICATION FOR CONSENT (B24-2024)

OWNER:	Kenneth Ripley
AGENT:	Adam McCallum
LOCATION:	5722 Longwoods Road (County Road 2)
ROLL NUMBER:	390600004009600

Purpose and Effect

The purpose and effect of Application for Consent B24-2024 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 have an area of approximately 19.89 ha (49.2 ac) and a frontage of approximately 310 m (1,017 ft). The lands proposed to be retained would have a frontage of approximately 18 m (59 ft) along Longwoods Road (County Road 2) and an area of approximately 0.65 ha (1.6 ac). The lands contain a single detached dwelling and detached garage and are serviced by a private well and private septic system. These lands have an existing access from Longwoods Road (County Road 2). The lands proposed to be severed would have a frontage of approximately 292 m (958 ft) along Longwoods Road (County Road 2) and an area of 19.24 ha (47.5 ac). The severed lands contain agricultural land in crop production, as well as a barn and two silos which are to be removed. Confirmation of an existing access off of Longwoods Road, or the establishment of a new access will be required as a result of the severance. A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the north side of Longwoods Road (County Road 2) between Mayfair Road and Springfield Road. The lands are legally described as Part of Lot 8, Range 1N, Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday December 18th, 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 December 17th, 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.

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.

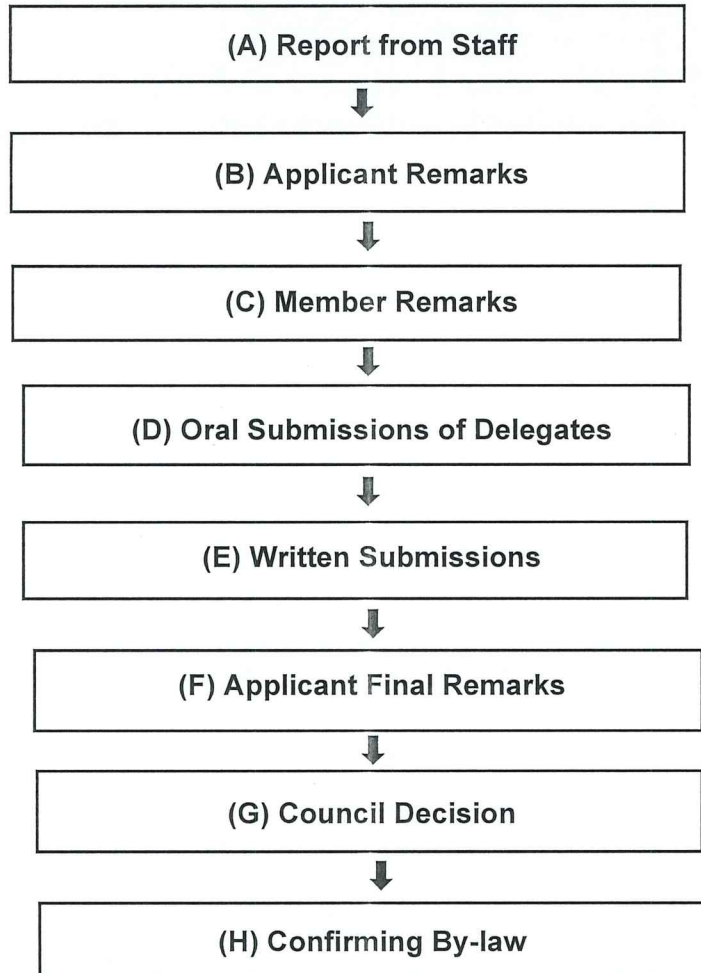
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 December 17th, 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 Erin Besch, Planner I at 519-930-1010 or at ebesch@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 27th day of November 2024.


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

APPLICATION FOR CONSENT: B24-2024



Owner: Kenneth Ripley
Agent: Adam McCallum

5722 Longwoods Rd
RANGE 1N PT LOTS 7,8 AND RP34R510 PART 2
Municipality of Southwest Middlesex

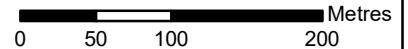


Municipality of SOUTHWEST MIDDLESEX
KEY MAP



-  **Lands to be severed**
-  **Lands to be retained**

1:5,000



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
November 2024

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.