



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

APPLICATION FOR CONSENT (B25-2024)

OWNER:	Achim Kuebler
AGENT:	Stephen Carneiro Fernandes
LOCATION:	3963 & 4019 Switzer Drive
ROLL NUMBER:	390600003003400

Purpose and Effect

The purpose and effect of Application for Consent B25-2024 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 40.47 ha (100 ac) and a frontage of approximately 600 m (1,968.5 ft). The lands proposed to be severed would have a frontage of approximately 260 m (853 ft) along Switzer Drive and an area of approximately 1.8 ha (4.46 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 Switzer Drive. The lands contain natural heritage features including significant woodlands and would be bordered by a watercourse.

The lands proposed to be retained would have an approximate frontage of 341 m (1,118.77 ft) along Switzer Drive and an area of 39.1 ha (96.54 ac). The retained lands contain a single detached dwelling, several farm buildings and is used for agricultural purposes in the form of field crop cultivation. The retained lands also contain natural heritage features including significant woodlands. The retained lands have an existing access from Switzer Drive.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the south side of Switzer Drive and between Tait's Road and Dundonald Road. The lands are legally described as North Part of Lot 22, Range 2S , Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday January 15th, 2025 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 January 14th, 2025** 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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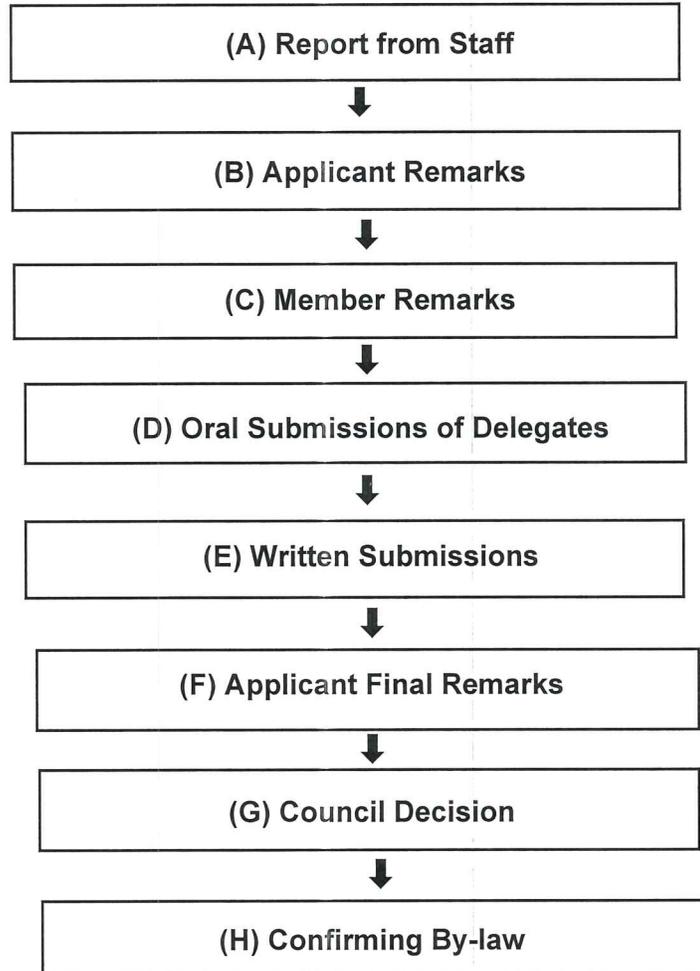
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 January 14th, 2025** 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.

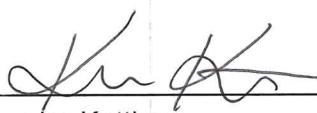
If you wish to be notified of the decision of the Municipality of Southwest Middlesex in respect of the proposed consent, you must make a written request to the Clerk, Municipality of Southwest Middlesex, 153 McKellar Street, Glencoe ON, N0L 1M0 or at clerk@southwestmiddlesex.ca

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 20th day of December, 2024.


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

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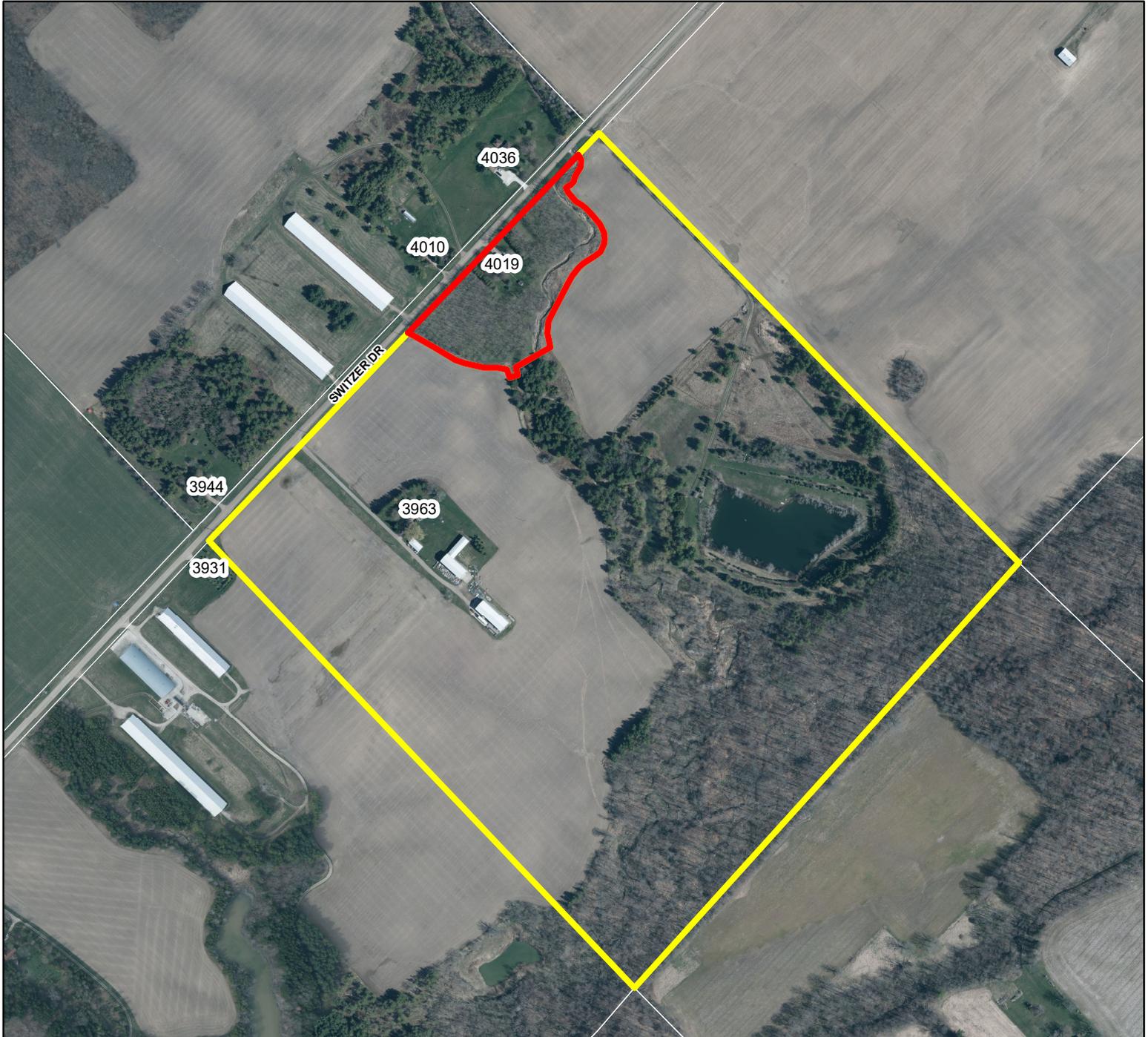
Owner: Achim Kuebler

Agent: Stephen Carneiro Fernandes

3963 & 4019 Switzer Dr
RANGE 2S N PT LOT 22
Municipality of Southwest Middlesex

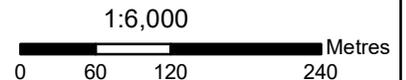


Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



-  Lands to be severed
-  Lands to be retained

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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.