



NOTICE OF PUBLIC MEETING

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

APPLICATION FOR CONSENT (B8-2021)

OWNER: Minnema Farms Ltd.
LOCATION: 23517 Dundonald Road (County Road 80)
ROLL NUMBER: 390600106006700

Purpose and Effect

The purpose and effect of the application for consent is to sever a surplus farm dwelling on a separate lot with a frontage of approximately 64 m (210 ft) along Dundonald Road (County Road 80) and with an area of approximately 0.37 ha (0.9 ac) from an agricultural parcel of land with an area of approximately 39 ha (96.8 ac). The proposal also seeks to establish a permanent easement over the parcel proposed to be retained in favour of the parcel proposed to be severed for access to a private water well located on the parcel proposed to be retained.

The lands proposed to be severed contain a single detached dwelling and are serviced by a privately owned well that is located on the lands to be retained and a new septic system that is being proposed. The severed lands have an existing access from Dundonald Road (County Road 80).

The lands proposed to be retained would have a frontage of 536 m (1,758 ft) along Dundonald Road (County Road 80) and an area of 38.63 ha (95.9 ac). The retained lands contain agricultural land in crop production, a barn, and an easement for well access purposes. The lands are unserviced as they are used for agricultural purposes and have an existing access of Dundonald Road (County Road 80).

The lands are subject to Consent Application B14-2020 which was conditionally granted but not completed, and Zoning By-law Amendment Application ZBA P14-2020.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the west side of Dundonald Road, north of Century Drive and south of Knapdale Drive. The lands are legally described as Concession 4, North Part Lot 1, Municipality of Southwest Middlesex (Mosa).

Electronic Planning Act Public Meeting

The statutory Public Meeting for the Consent Application will be held **ELECTRONICALLY** on **Wednesday August 25th, 2021 at 7:00 p.m.** due to **COVID-19**.

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 7:00 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 jbellechamber-glazier@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON NOL 1M0 by **noon on Tuesday August 24th, 2021** 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.

Members of the public who do not provide written submissions to the Clerk in advance of the meeting and decide to provide comment/oral submissions while the meeting is ongoing will need to confirm their interest in doing so during the Comments Recess (Part F) of the Meeting and make their comment/oral submission during the Oral Submission of Other Participants (Part G) part of the meeting. Access instructions for such persons will be posted on the Agenda and Minutes page of the Municipality's website during the meeting following an invitation from the meeting Chair for comments from the public.

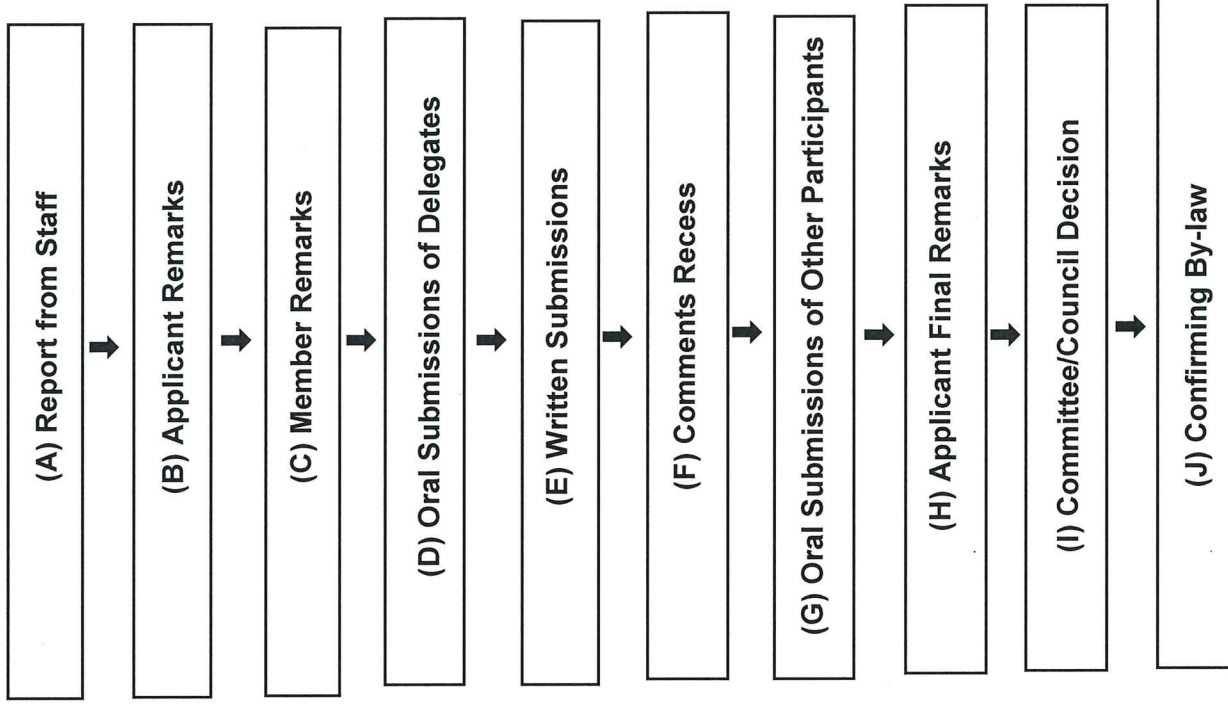
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be for all.

Members of the public making electronic 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 24th, 2021** before the meeting for assistance.

Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email jbellechamber-glazier@southwestmiddlesex.ca or telephone at 519-287-2015.

Order of Meeting



THIS IS A PUBLIC HEARING and you may appear before the Council/Committee at that time, however, if a person or public body would otherwise have an ability to appeal the decision of the Southwest Middlesex Council to the Local Planning Appeal 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 or consent 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 or consent is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body that files an appeal of a decision of the Council/Committee of Adjustment in respect of the proposed by-law and consent does not make written submissions

to the Municipality of Southwest Middlesex before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

WRITTEN COMMENTS may be submitted to the Secretary-Treasurer prior to the meeting. Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to the Secretary-Treasurer.

DATED AT GLENCOE, ONTARIO this 4th day of August, 2021.



Jill Bellchamber-Glazier
Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex
Telephone: (519) 287-2015
Fax: (519) 287-2359
Email: cao@southwestmiddlesex.ca

APPLICATION FOR CONSENT: B8-2021

Owner: Minnema Farms Ltd.

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Concession 4, North Part Lot 1
Municipality of Southwest Middlesex (Mosa)



Municipality of SOUTHWEST MIDDLESEX KEY MAP



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 Lands to be Severed
 Lands to be Retained

1:10,000



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.