



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

APPLICATION FOR CONSENT (B1-2023)

OWNER:	Strathroy Turf Farms Ltd. & James Marcel Glover
AGENT:	Clark Armstrong, Lerner LLP
LOCATION:	5771 Falconbridge Drive
ROLL NUMBER:	390600005003800

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 49 m (161 ft) along Falconbridge Drive and with an area of approximately 0.27 ha (0.67 ac) from an agricultural parcel of land with an area of approximately 31.3 ha (77.43 ac).

The lands proposed to be severed contains a single detached dwelling and an accessory building. The lands proposed to be severed are serviced by a privately owned well and septic system, and has an existing access from Falconbridge Drive.

The lands proposed to be retained would have a frontage of 410 m (1,345 ft) along Falconbridge Drive and an area of approximately 31.03 ha (76.8 ac). The retained lands contain agricultural land in crop production and are vacant of any buildings or structures. Access to the agricultural lands will need to be verified or a new access established as a result of the severance application.

The subject lands are designated 'Agricultural' within the Southwest Middlesex Official Plan and are zoned 'General Agricultural (A1)' within the Southwest Middlesex Zoning By-law. The lands contain 'Natural Watercourse' as per Schedule 'B' Map 1 of the Southwest Middlesex Official Plan, 'Hazard Lands' as per Schedule 'F' of the Southwest Middlesex Official Plan, and portions of the retained lands are regulated by the St. Clair Region Conservation Authority.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the east side of Falconbridge Drive, north of Mayfair Road. The lands are legally described as Concession 2, North Part Lot 7, 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 25th, 2023 at 7:00 p.m.**

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 kkettler@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday January 24th, 2023** 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.

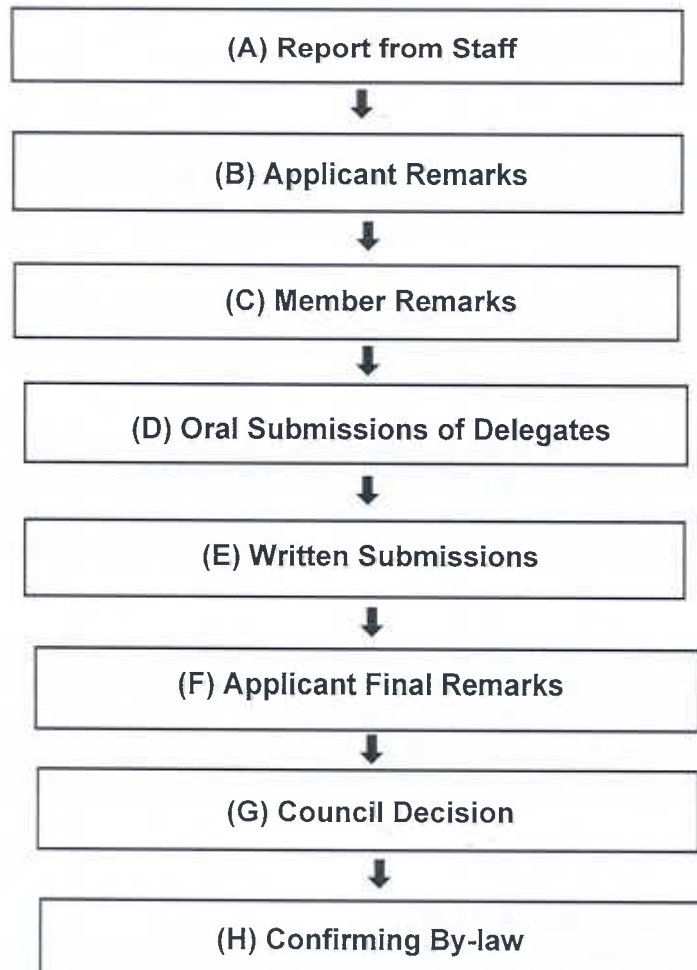
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 January 24th, 2023** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email kkettler@southwestmiddlesex.ca or telephone at 519-287-2015.

Order of Meeting



The applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice is completed, appeal the decision or any condition imposed by the council or the Minister or appeal both the decision and any condition to the Tribunal by filing with the clerk of the municipality or the Minister a notice of appeal setting out the reasons for the appeal, accompanied by the fee charged by the Tribunal.

For greater clarity public body and specified person are defined as follows:

“Public body” means a municipality, a local board, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation.

“Specified person” means,

(a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,

(b) Ontario Power Generation Inc.,

(c) Hydro One Inc.,

(d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,

(e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,

(f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,

(g) a company operating a railway line any part of which is located within 300 metres of any part

*of the area to which the relevant planning matter would apply, or
(h) a company operating as a telecommunication infrastructure provider in the area to which the
relevant planning matter would apply.*

*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 3rd day of January, 2023.



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

APPLICATION FOR CONSENT: B1-2023

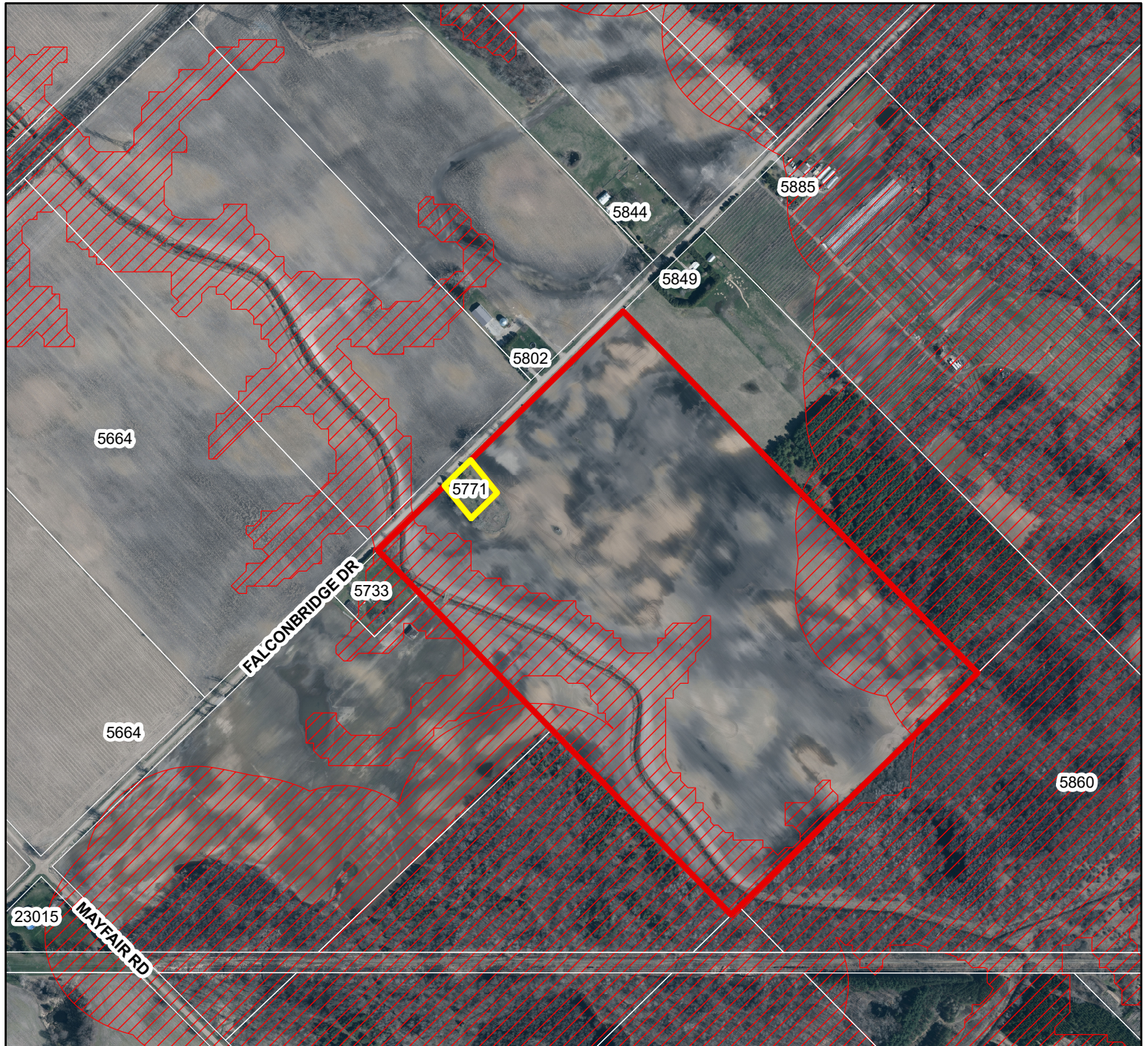
Owner: Strathroy Turf Farms Ltd. and James Marcel Glover

Agent: Clark Armstrong, Lerner LLP

5771 Falconbridge Drive
Concession 2 North Part Lot 7
Municipality of Southwest Middlesex (Ekfrid)



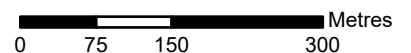
Municipality of SOUTHWEST MIDDLESEX KEY MAP



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
December 2023

-  Lands to be Severed
-  Lands to be Retained
-  CA Regulated Area

1:7,500



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.