



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

APPLICATION FOR CONSENT (B3-2023)

OWNERS:	Johan & Melody Peters
AGENT:	Sarra Hare
LOCATION:	205 Church Street
ROLL NUMBER:	390600400115500

Purpose and Effect

The purpose and effect of the Application for Consent (File No.: B3-2023) is to sever a parcel of land for lot addition purposes having an area of approximately 119 m² (1,279 sq ft) to be merged with the abutting property to the west known municipally as 207 Church Street. The abutting lot would increase in area from approximately 1,012 m² (10,890 sq ft) to approximately 1,131 m² (12,169 sq ft), and currently contains a single detached dwelling. The applicant advised that the intent of obtaining additional lands for 207 Church Street is to have room to accommodate the construction of a two car garage. The lands are serviced by a municipal water and sanitary connection, and have an existing access off Church Street.

The lands proposed to be retained would be 1,428 m² (15,373 sq ft) in size, and contains a single detached dwelling and a garden shed. The lands are serviced by a municipal water and sanitary connection, and have existing access from Church Street.

The subject lands are designated 'Residential' within the Southwest Middlesex Official Plan and are zoned 'Residential First Density (R1(1))' within the Southwest Middlesex Zoning By-law. Majority of the lands are regulated by the Lower Thames Valley Conservation Authority.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the north side of Church Street, between Queen Street and Wellington Street in the Community Settlement Area of Wardsville. The lands are legally described as Plan 42 Part Lots 1 & 2, Municipality of Southwest Middlesex.

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday February 22nd, 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 February 21st, 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.

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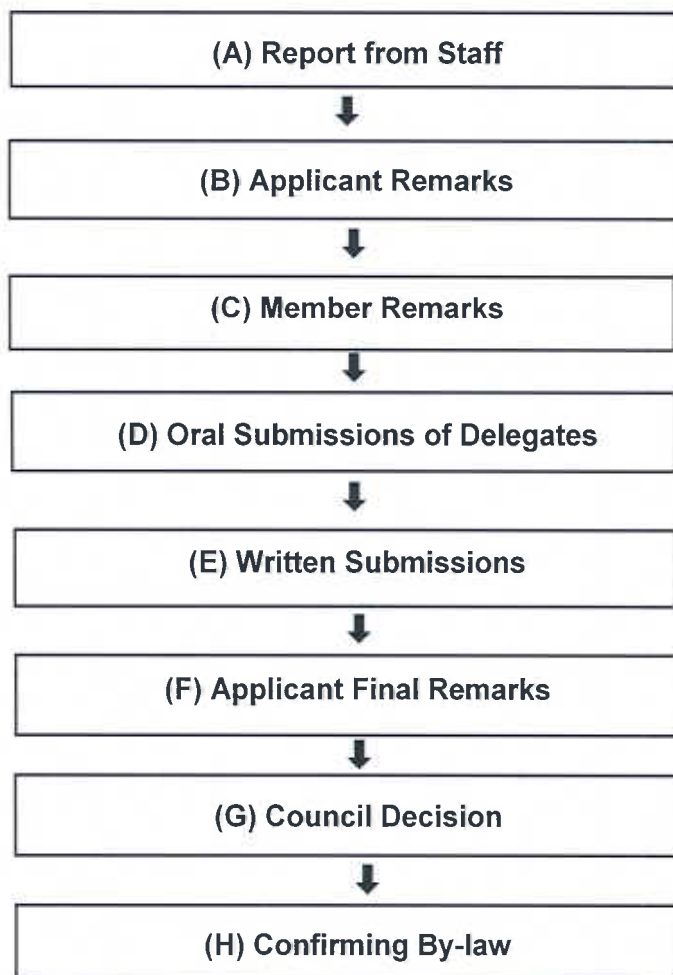
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 February 21st, 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,

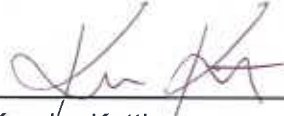
(f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation 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 February, 2023.



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

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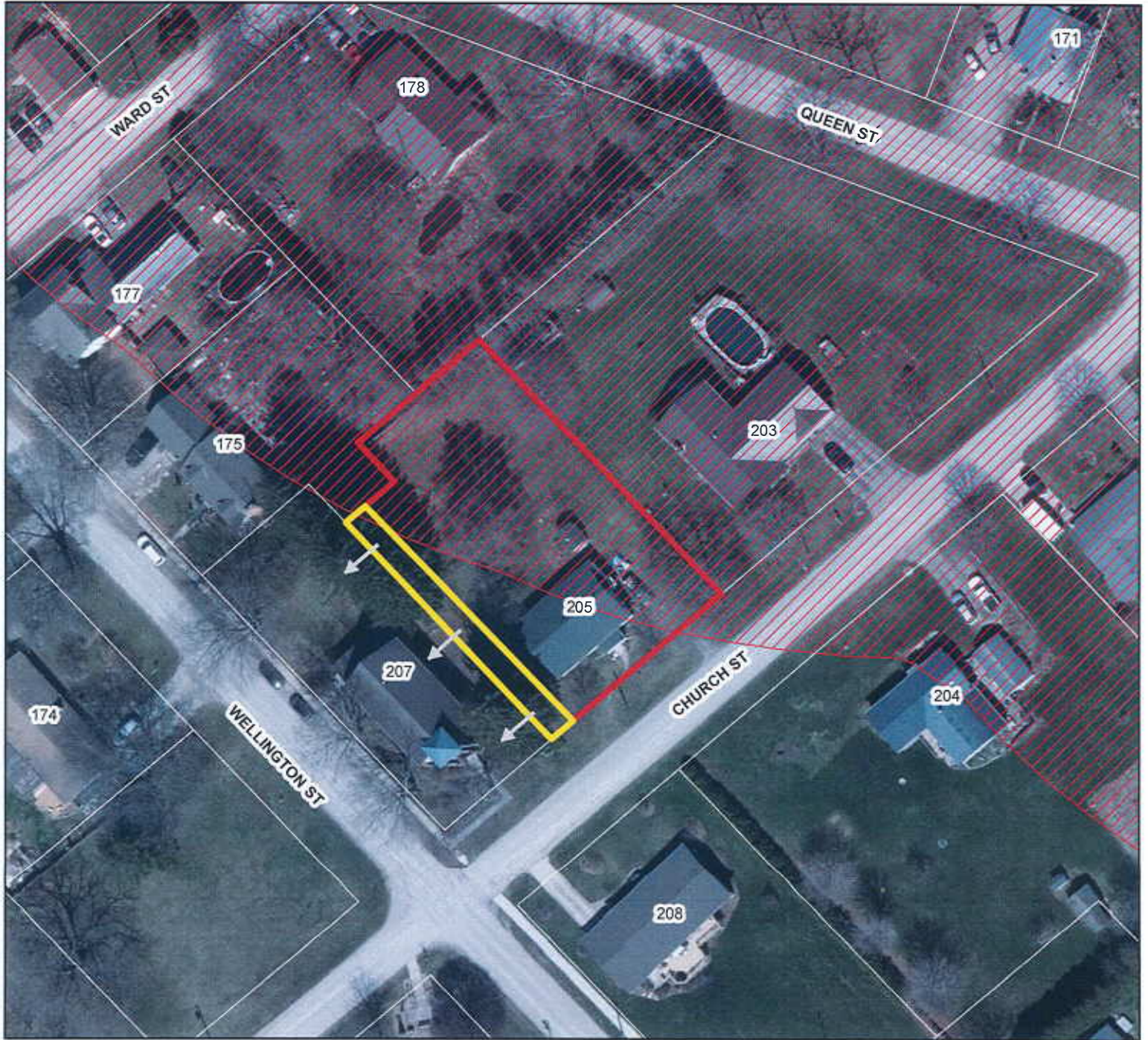
205 Church Street

Plan 42 Part Lots 1 & 2

Municipality of Southwest Middlesex (Wardsville)



Municipality of SOUTHWEST MIDDLESEX KEY MAP



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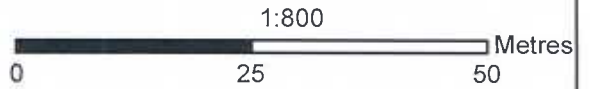
Lands to be Severed and Merged to
207 Church St



Lands to be Retained



CA Regulated Area



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.