



## NOTICE OF PUBLIC MEETING

pursuant to Section 34  
of the *Planning Act*, R.S.O. 1990, as

### APPLICATION FOR ZONING BY-LAW AMENDMENT (P14-2024)

**OWNER:** Tulip Acres Inc. c/o Darryl Boersma  
**LOCATION:** 21111 Dundonald Road  
**ROLL NUMBER:** 390600104009400

#### **Purpose and Effect**

The purpose and effect of the Application for Zoning By-law Amendment (P14-2024) is to implement a condition of Consent B26-2024, which was conditionally approved by the Committee of Adjustment on December 18th, 2024. Application for Zoning By-law P14-2024 proposes to rezone the severed lot from the 'General Agricultural (A1) Zone' to the Rural Residential (RR) Zone' to recognize the residential use of the lands. The proposed Zoning By-law Amendment also seeks to rezone the retained lands from the 'General Agricultural (A1) Zone' to the 'Agricultural (A2) Zone' to prohibit the establishment of new dwellings on the remnant farm parcel.

The lands to be severed contain a single detached dwelling, which is serviced by a privately owned well and septic system, and has an existing access from Dundonald Road.

The retained lands are vacant of buildings or structures and contain agricultural land used for the cultivation of field crops.

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.

A location map is attached for reference.

In accordance with Section 34(10.4) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the Municipality of Southwest Middlesex has deemed the rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the *Planning Act*.

#### **Description and Location of Subject Lands**

The subject lands are located on the west side of Dundonald Road at Dobie Drive. The lands are legally described as RANGE 3S PT LOT 1,2 PIN 08556-0043, Municipality of Southwest Middlesex (Mosa).

#### **Hybrid Planning Act Public Meeting**

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday January 15<sup>th</sup>, 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](mailto:clerk@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday January 14<sup>th</sup>, 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.

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 14<sup>th</sup>, 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](mailto:clerk@southwestmiddlesex.ca) or telephone at 519-287-2015.

**OTHER PLANNING ACT APPLICATIONS**

As noted, this property is also subject to Consent Application B26-2024 which was conditionally approved by the Committee of Adjustment on December 18, 2024. This application sought to sever a dwelling surplus to a farming operation as a result of farm consolidation.

*If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Southwest Middlesex to the Ontario Land 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 is passed, the person or public body is not entitled to appeal the decision.*

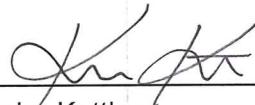
*If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.*

*Notwithstanding the above, subsection 34(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, including appeal rights, contact Erin Besch, Planner, at 519-930-1010 or at [ebesch@middlesex.ca](mailto: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 20<sup>th</sup> day of December, 2024.



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

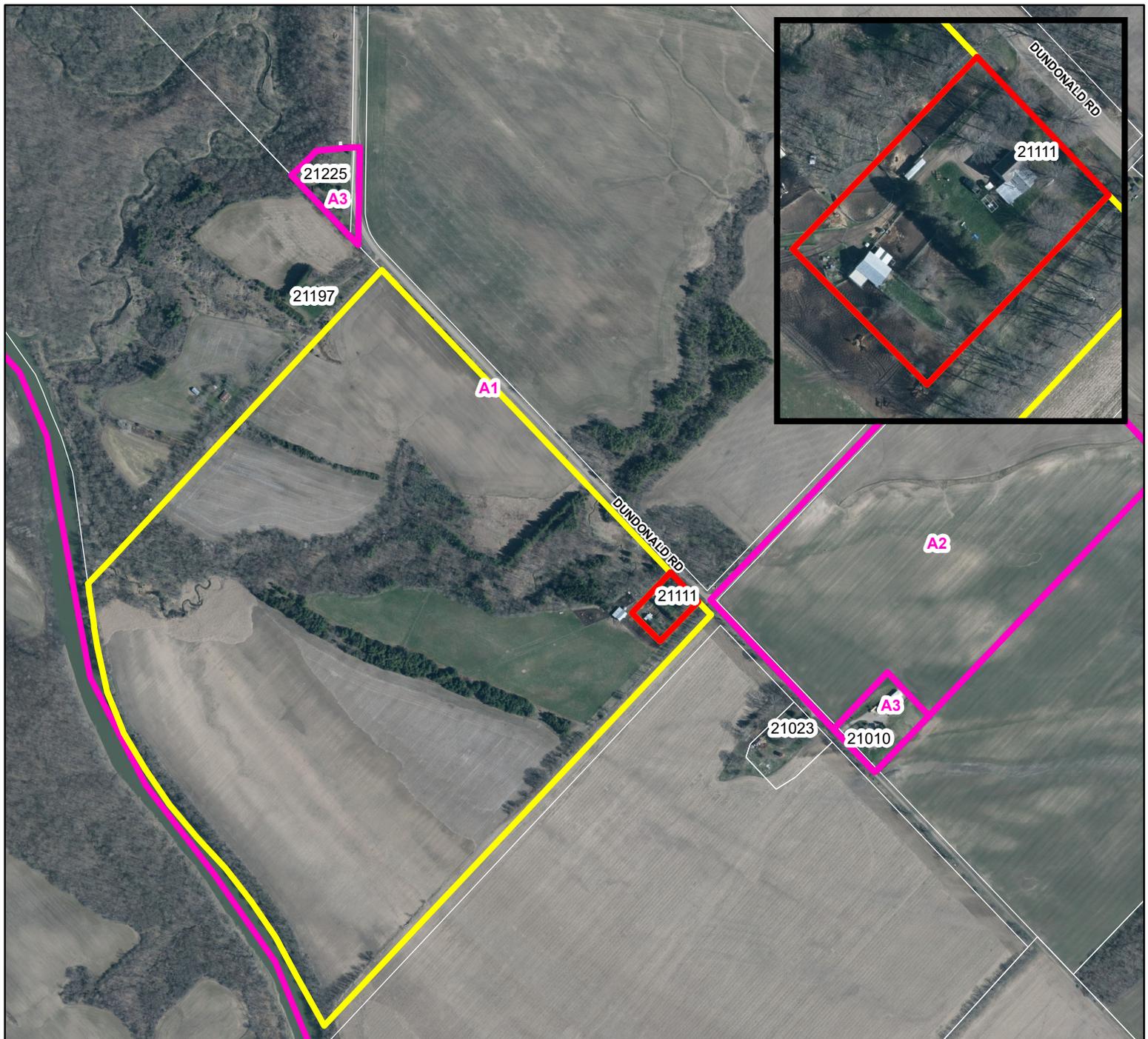
# APPLICATION FOR ZONING BY-LAW AMENDMENT (P14-2024)



Owner: Darryl Boersma

21111 Dundonald Rd  
RANGE 3S PT LOT 1,2  
Municipality of Southwest Middlesex

Municipality of **SOUTHWEST MIDDLESEX**  
**KEY MAP**



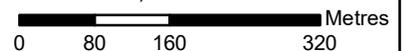
Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
December 2024

 Lands to be rezoned from 'General Agricultural (A1)' zone to 'Rural Residential (RR)' zone

 Lands to be rezoned from 'General Agricultural (A1)' zone to 'Agricultural (A2)' zone

 Zone Boundary

1:8,000



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.