



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

APPLICATION FOR CONSENT (B1-2025)

OWNER:	Dion Custom Carpentry Inc.
AGENT:	Anthony Gubbels
LOCATION:	22760 Pratt Siding Road, Pratt Siding
ROLL NUMBER:	390600105008901

Purpose and Effect

The purpose and effect of Application for Consent B1-2025 is to sever a parcel of land for the creation of a residential lot. The property as a whole contains a commercial building currently used to operate a carpentry business, as well as a shed that is to be removed. The lands are privately serviced by well and septic system and have an existing access off Pratt Siding Road.

The lands to be severed would have an approximate frontage of 25 metres (82 feet) along Pratt Siding Road and an area of approximately 2,206 m² (0.55 acres). The lot is proposed to be privately serviced with well and septic system.

The lands to be retained would have a frontage of approximately 43.5 metres (142.7 feet) along Pratt Siding Road and would be approximately 3,613 m² (0.89 acres) in size. The retained lands would contain the existing commercial building and associated parking area.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the northwest corner of Pratt Siding Drive and Concession Road (County Road 14) in the hamlet of Pratt Siding. The lands are legally described as Part of Lot 8, Concession 2; and Part 1, RP 34R2244, Municipality of Southwest Middlesex (Mosa).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday May 21st, 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 May 20th, 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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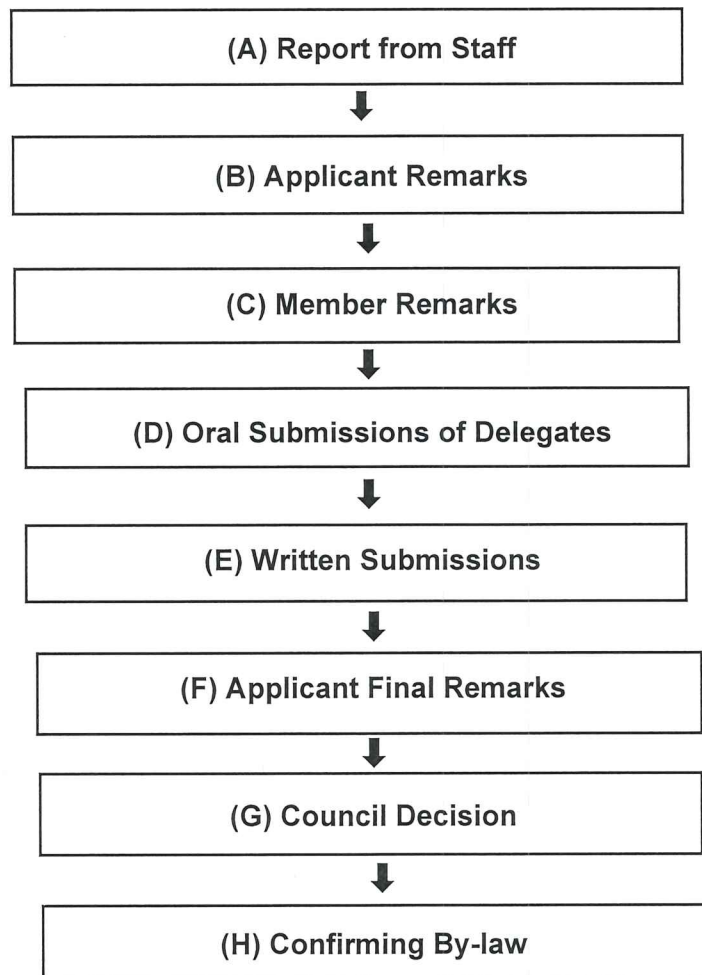
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 May 20th, 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 Erin Besch, Planner at 519-930-1010 or at 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 5th day of May, 2025.

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

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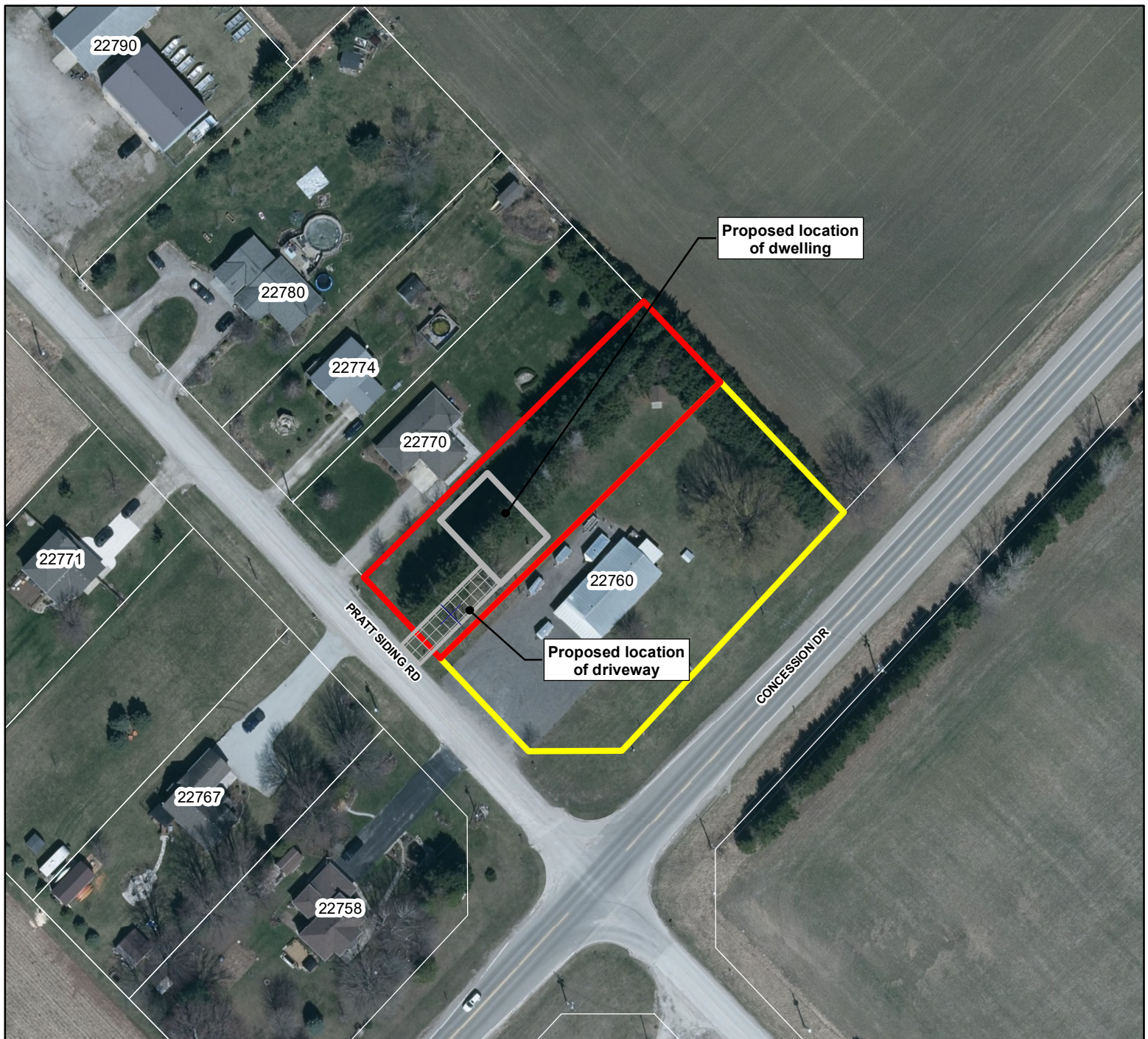
Owner: Dion Custom Carpentry Inc.



Agent: Anthony Gubbels

22760 Pratt Siding Rd
CON 2 S PT LOT 8 RP 34R2244 PART 1
Municipality of Southwest Middlesex



Municipality of SOUTHWEST MIDDLESEX KEY MAP



-  Lands to be severed
-  Lands to be retained

Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May, 2025

1:1,250
0 12.5 25 50 Metres

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.