



Notice of Application and Public Meeting

pursuant to Sections 34 & 53
of the *Planning Act*, R.S.O. 1990, as amended

Applications for Consent (B5-2026) and Zoning By-law Amendment (P6-2026)

Owners: Minnema Farms c/o Rein Minnema
Agent: Paul Hendrikx
Location: 22226 & 22208 Tait's Road
Roll Number: 390600008002800

Purpose and Effect – Consent Application (B5-2026)

The purpose and effect of Consent Application B5-2026 is to establish a six (6) metre (19.68 ft) wide well easement over the subject lands in favour of 22226 Tait's Road. The proposed well easement would provide legal access to an existing well located on the retained lands associated with Consent Applications B18-2024 and B19-2024. The well is intended to service the dwelling at 22226 Tait's Road and is located approximately 165 metres from the dwelling.

This easement is required to satisfy conditions of consent for Applications B18-2024 and B19-2024, which conditionally approved the severance of two (2) dwellings surplus to the needs of the farming operation at 22226 and 22208 Tait's Road. The conditions require that an adequate and potable water supply for the dwelling at 22226 Tait's Road be demonstrated to exist. The proposed easement would provide legal access to the well and assist in satisfying this condition.

Purpose and Effect – Zoning By-law Amendment (P6-2026)

The purpose and effect of Zoning By-law Amendment Application P6-2026 is to implement conditions of Consent Applications B18-2024 and B19-2024, which were conditionally approved by the Committee of Adjustment on October 9th, 2024. Application P6-2026 proposes to rezone the retained lot of Consents B18-2024 and B19-2024 from the 'General Agricultural (A1) Zone' to the 'Agricultural (A2) Zone' to prohibit the establishment of new dwellings on the remnant farm parcel. Application P6-2026 also seeks to rezone the severed lands of Consent B18-2024 and B19-2024 from the 'General Agricultural (A1) Zone' to the 'Rural Residential (RR) Zone' to recognize the residential use of each parcel.

See end of notice for Location Map

Description and Location of Subject Lands

The subject lands are located on the northeast corner of Tait's Road and Newbiggen Drive. The lands are legally described as South Part of Lot 20, Range 2 North, Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on Wednesday August 19th, 2026 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, August 18th, 2026 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 to make oral submissions at the meeting to provide electronic access instructions.

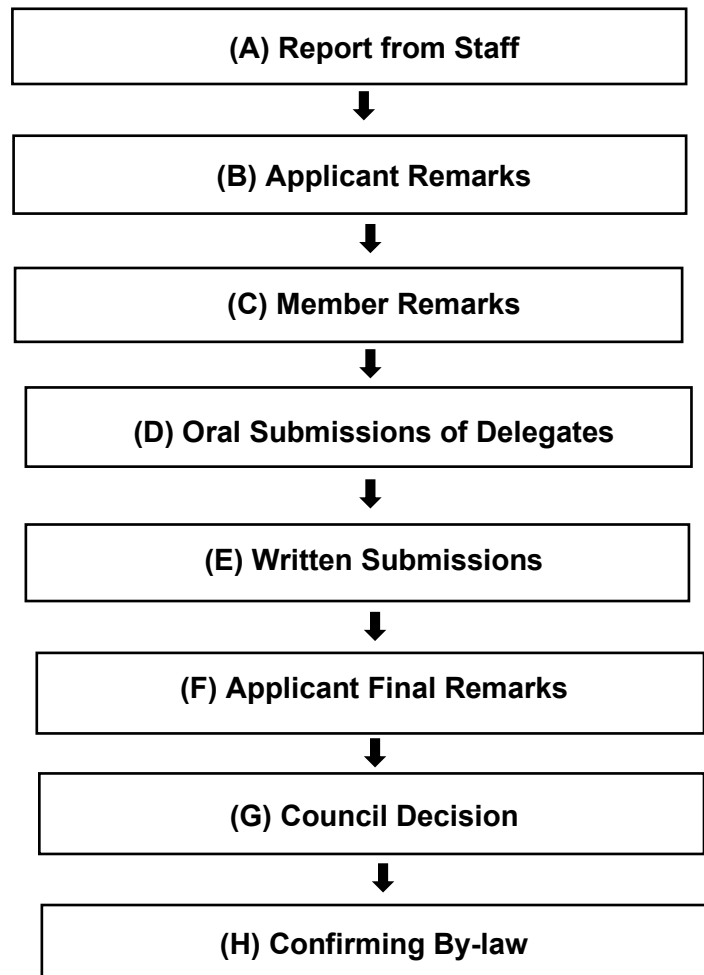
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 August 18th, 2026 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



Other Planning Act Applications

As noted above, this property is subject to Consent Applications B18-2024, B19-2024 and B20-2024. Applications B18-2024 and B19-2024 each sought to sever a dwelling surplus to the needs of a farming operation as a result of farm consolidation. Application B20-2024 sought to establish a well access easement for one of the severed dwellings, being 22208 Tait's Road. All three applications were conditionally approved by the Committee of Adjustment on October 9th, 2024.

Other Information

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.

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, contact Alana Kertesz, Planner I at 519-930-1011 or at akertesz@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 28th day of July, 2026.

Originally Signed

Shannon Black
Deputy Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex
Telephone: 519-287-2015
Fax: 519-287-2359
Email: clerk@southwestmiddlesex.ca

Location Map

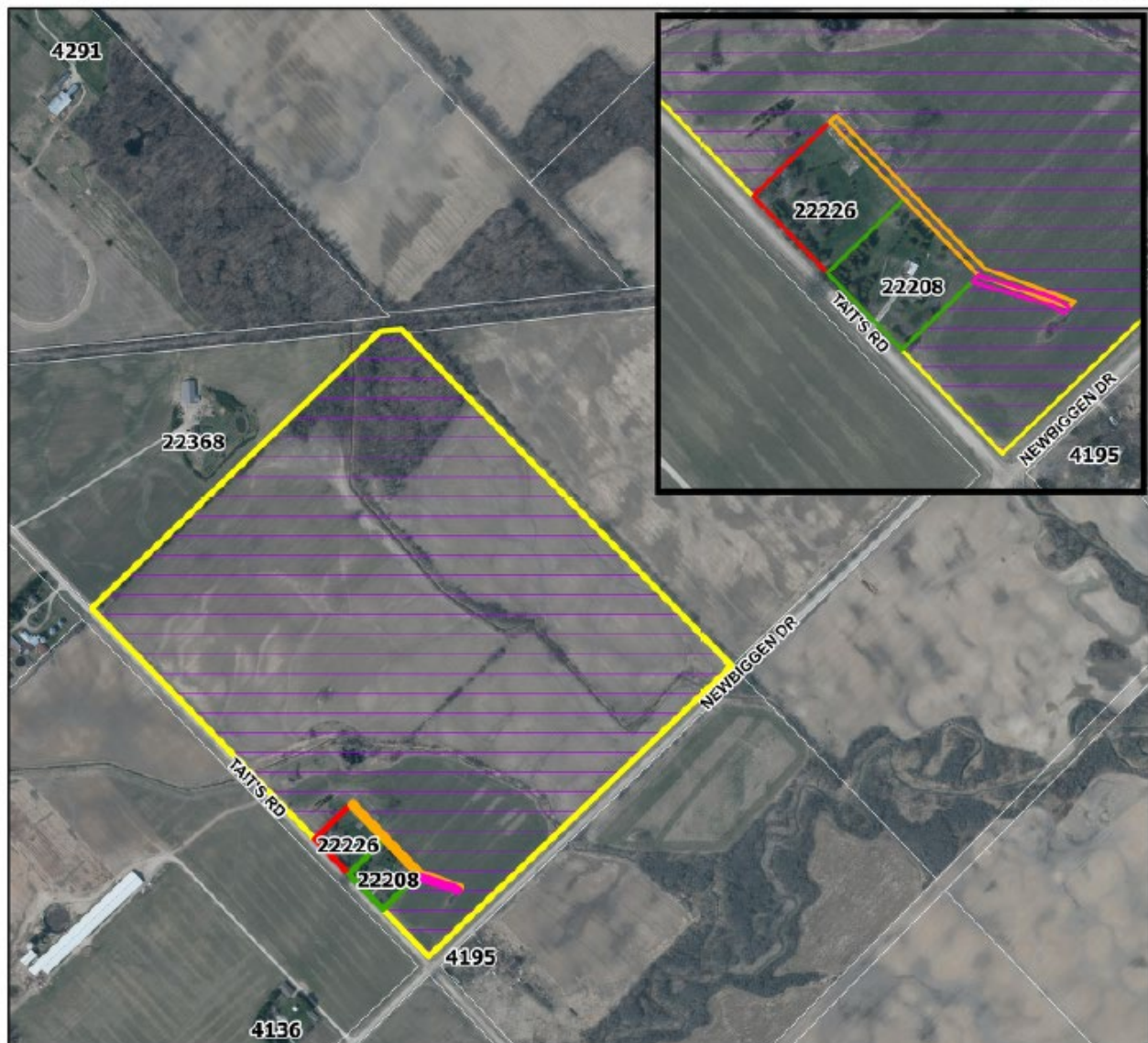
APPLICATION FOR ZONING BY-LAW AMENDMENT (P6-2026) APPLICATION FOR CONSENT (B5-2026)

Applicant/Owner: Minnema Farms Ltd. Attention: Rein Minnema
Agent: Paul Hendrikx

22226 & 22208 Tait's Road
RANGE 2N S PT LOT 20
Municipality of Southwest Middlesex



Municipality of SOUTHWEST MIDDLESEX
KEY MAP



Published by the County of Middlesex
Planning Department
390 Ridout Street North, London, ON N6A 2P1
(613) 434-7321
July, 2026

- Retained lands from B18-2024 and B19-2024
- Severed lot 1 (B18-2024)
- Severed lot 2 (B19-2024)
- Well easement for severed lot 2 (B20-2024)
- Proposed well easement for severed lot 1
- Lands to be rezoned from A1 to A2



1:8,000

0 80 160 320 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.