



## **REVISED NOTICE OF PUBLIC MEETING**

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

### **APPLICATION FOR CONSENT (B20-2021)**

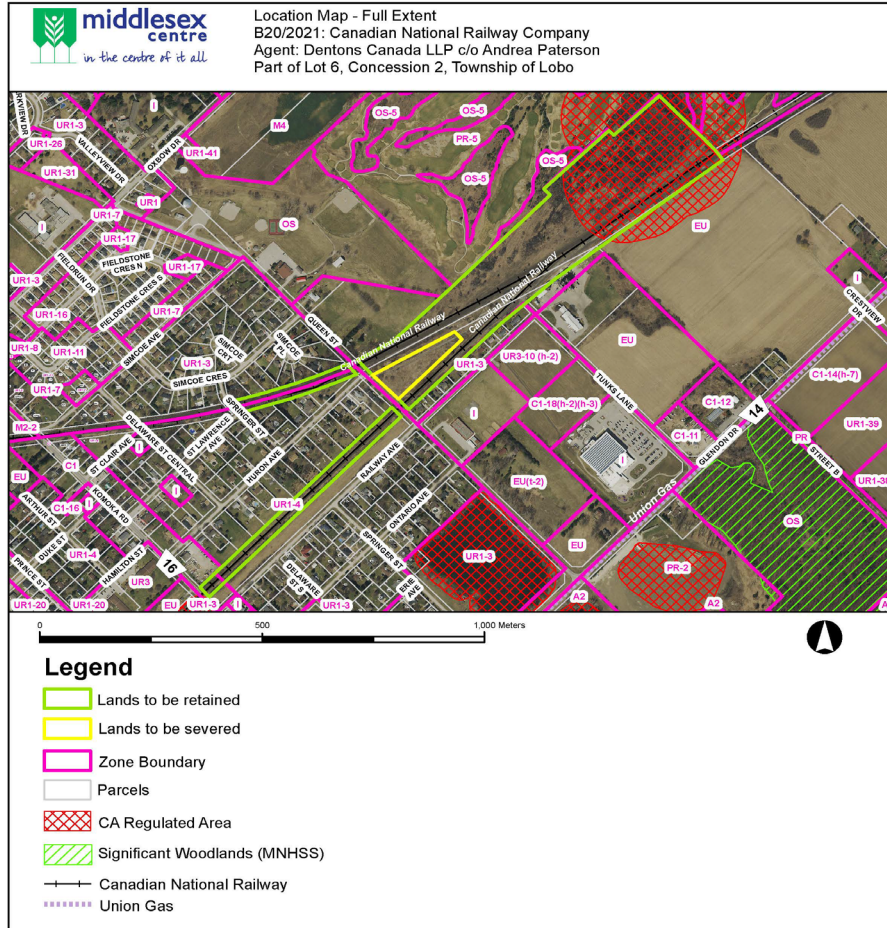
**Owners:** Canadian National Railway Company  
**Agent:** Denton Canada LLP c/o Leighton Zink  
**Location:** Queen Street, Komoka  
**Roll No:** 393900005015901

#### **Purpose and Effect of the Application:**

The Municipality is seeking input on a development application that is located within 60 metres of your property. The application would consider creating a new lot for the purpose of establishing a new commercial use on lands identified as surplus by CN Rail. The severed lot is proposed to have a frontage of approximately 102 metres (335 feet) on Queen Street with an area of approximately 1.44 hectares (3.6 acres). The retained would constitute the existing CN Rail corridor, located on both sides of the proposed severance as depicted on the attached severance plan.

#### **Description and Location of Subject Land:**

The subject property is located on the north side of Queen Street, abutting the CN Rail line, north east of the intersection at Queen Street and Railway Ave in Komoka. The land is legally described as Part of Lot 6, Concession 2, in the County of Middlesex, Municipality of Middlesex Centre.



## **Public Meeting**

Council will hold a public meeting to gather feedback regarding the consent application and to consider the proposal. The details are as follows:

**Date:** July 20<sup>th</sup> , 2022

**Time:** 6:00 p.m.

**Place:** Hybrid In-person/Remote Meeting Online Via Zoom

## **What can I expect at the Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. You will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place during a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), the registered public participants, and Council to speak and ask questions.

You are invited to participate in the public meeting by submitting comments and/or concerns via email to [planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca) in advance of the meeting or by registering to participate in the public meeting by calling in and joining the meeting online via Zoom. If you have questions about the application we encourage you to contact the Planner directly in advance of the meeting and they may be able to answer your questions.

To register to participate in the public meeting by phone please send your request to participate no later than the Monday prior to the meeting via email to [planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca) and provide the following information: Your First and Last Name, the phone number that you will be calling in on, your home address with postal code, and prepared speaking notes. Speaking notes will be forwarded to Council in advance of the meeting for their information and consideration. If for any reason you cannot connect or you lose your connection the meeting will continue to proceed in our absence, however council will have your comments and concerns in advance to take into consideration. Only those that register to participate will be permitted to call in.

### **What if I can't participate in a Public Meeting?**

You can learn more about the proposed development by contacting the Planner, or by visiting the Municipality's website under Public Notices at the below link. You may choose to submit comments via letter or email, however at this time an email is encouraged. You may watch the meeting on Middlesex Centre's YouTube channel, a link to which may be found on our website: [middlesexcentre.on.ca/council-meeting](https://middlesexcentre.on.ca/council-meeting). We try to livestream the meetings in real-time, however from time-to-time this may not be possible due to technical issues. In these cases, a recorded copy of the meeting will be available on the municipal YouTube channel within 48 hours.

<https://middlesexcentre.on.ca/services/residents/planning-services>

### **Why is this Public Meeting being held and what are your rights?**

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 53 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Consent application and Zoning By-law Amendment application.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Consent application and Zoning By-law Amendment Application is approved or refused;
  - a. the person or public body is not entitled to appeal the decision of the

Municipality of Middlesex Centre to the Ontario Land Tribunal,

- b. 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.
- 3) If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Consent, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, Ilderton, ON N0M 2A0 or via email at [planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca).

If you have any questions please do not hesitate to contact the planner, Dan FitzGerald. For more information about this matter, including information about appeal rights, contact the planner Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008.

**Other Planning Act Applications:**

None.

If you are aware of any persons affected by these applications who have not received a copy of this notice, it would be appreciated if you would so advise them.

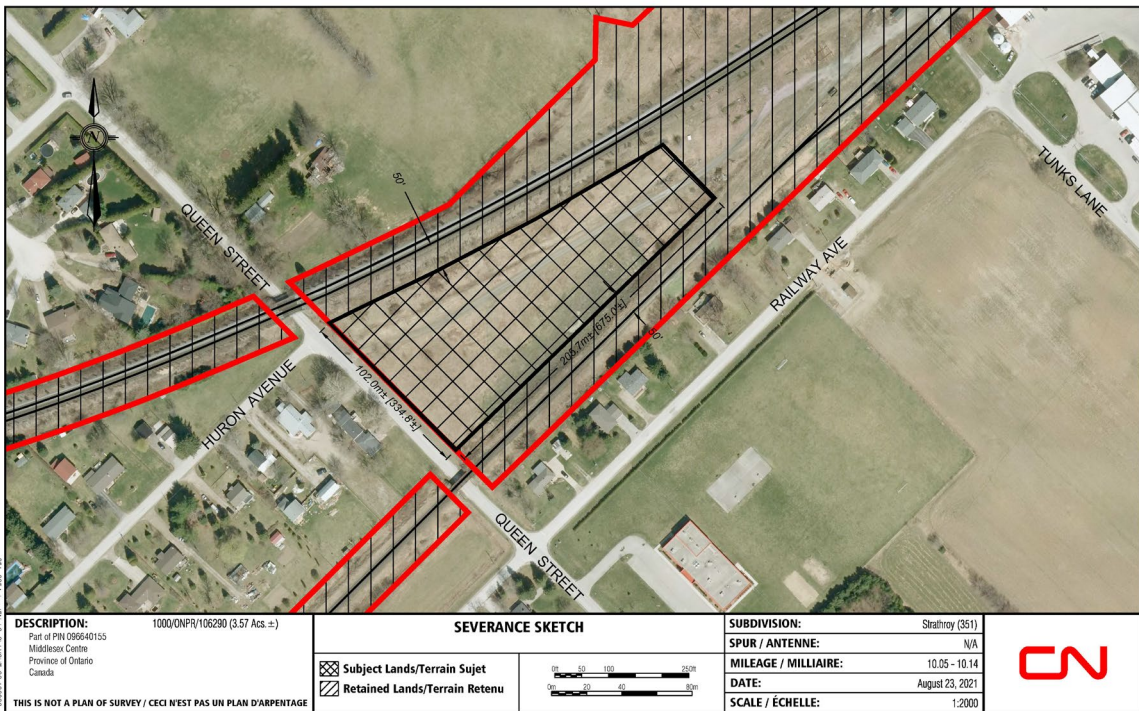
**DATED** at the Municipality of Middlesex Centre this 5<sup>th</sup> day of July, 2021.

James Hutson  
Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Road, RR 2  
Ilderton, ON N0M 2A0

**Attachment**

1. Proposed Severance Plan

# Proposed Severance Plan



SCHEDULE A / ANNEXE A

<b>DESCRIPTION:</b> 1000/ONPR/106280 (3.57 Acs. ±) Part of PIN 095640155 Middlesex Centre Province of Ontario Canada	<b>SEVERANCE SKETCH</b>		<b>SUBDIVISION:</b> Strathroy (351)
	<input checked="" type="checkbox"/> Subject Lands/Terrain Sujet <input type="checkbox"/> Retained Lands/Terrain Retenu		<b>SPUR / ANTENNE:</b> N/A <b>MILEAGE / MILLIAIRE:</b> 10.05 - 10.14 <b>DATE:</b> August 23, 2021 <b>SCALE / ÉCHELLE:</b> 1:2000
<small>THIS IS NOT A PLAN OF SURVEY / CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			