



NOTICE OF PUBLIC MEETING
pursuant to Section 34 and 53
of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATION FOR CONSENT (B12/2022) AND
APPLICATION FOR A ZONING BY-LAW AMENDMENT (ZBA-11/2022)**

Owners: Wayne Lewis, Lynda White, Nancy White, Steve White

Location: 14200 Thirteen Mile Road

Roll No: 393903408001500

Public Meeting

Council will hold a public meeting to consider the Zoning By-law Amendment and Consent Application. The details are as follows:

Date: December 14, 2022

Time: 6:00 p.m.

Place: This will be a **hybird in-person / virtual meeting** broadcasted on the Municipality's YouTube Channel. Details around how to view the meeting can be found on the Municipality's website at middlesexcentre.on.ca/council-meetings

Purpose and Effect of the Consent Application:

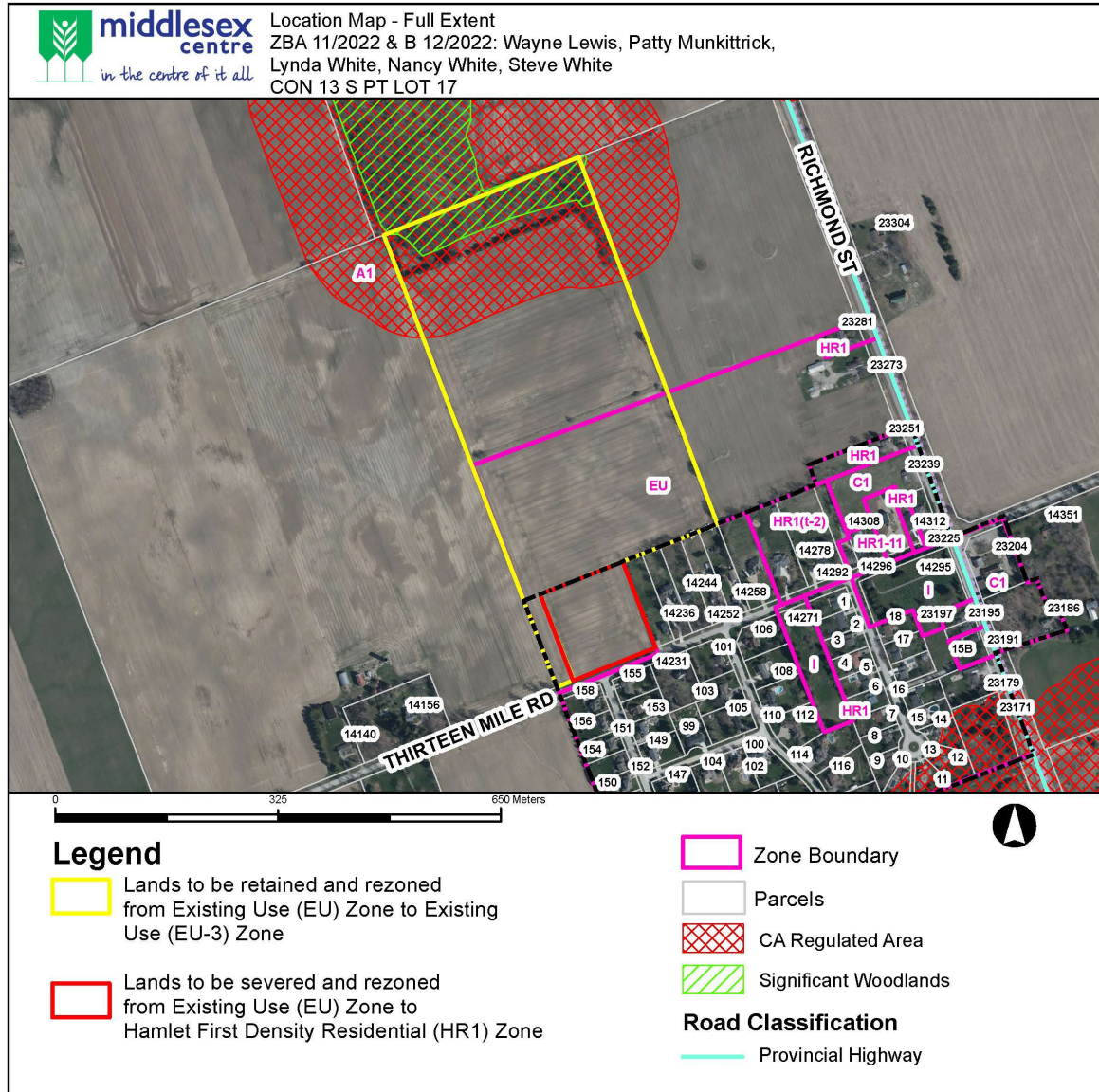
The Municipality is seeking input on a development application that is located within 120 metres of your property. The purpose and effect of Consent Application B12/2022 is to sever a lot from an existing farm holding with a frontage of approximately 130 metres (426.5 ft) on Thirteen Mile Road, and an area of approximately 4.33 acres (1.755 hectares). The retained farmland would maintain a frontage of approximately 20 metres (66 feet) on Thirteen Mile Road and an area of approximately 44.5 acres (18.03 hectares). The effect would be to create a land holdings that is located within the settlement area of Birr, while the remaining lands be maintained as farmlands.

Purpose and Effect of the Zoning By-law Amendment Application:

The purpose and effect of the zoning by-law amendment would be to rezone the severed lands from the Existing Use (EU) Zone to the Hamlet Residential First Density (HR1-h) – Holding Zone to recognize the future residential potential of the property, which will be subject to a further planning approval in the future. The retained lands are proposed to be rezoned from an Existing Use (EU) Zone to a site specific – Existing Use – exception (EU-#) Zone, to recognize the reduced frontage and area of the lands.

Description and Location of Subject Land:

The subject property is located on the north side of Thirteen Mile Road, partially within the settlement area of Birr. It is west of the intersection at Thirteen Mile Road and Highway 4 (Richmond Street). The land is legally described as Part of Lot 17, Concession 13 South, in the Township of Middlesex Centre, County of Middlesex.



About the Public Meeting

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 via a brief presentation, ask questions, and/or make statements either in favour of, or in opposition to the proposal. If you have questions about the application, we encourage you to contact the Planner directly in advance of the meeting as they may be able to answer your questions.

How to Participate in the Public Meeting

- 1) **VIEW THE MEETING** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.
- 2) **SUBMIT WRITTEN COMMENTS** to the Municipal Clerk at clerk@middlesexcentre.ca. Comments will form part of the public record and will be circulated to Council and staff. Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre regarding this application, your name, contact information, and communications may become party of the public record that will be available to the general public, pursuant to the *Planning Act* and the *Municipal Freedom of Information and Protection and Privacy Act*.
- 3) **SPEAK TO COUNCIL** remotely by pre-registering with the Planning Department by emailing planning@middlesexcentre.ca. Upon receipt of your email, you will receive a reply with instructions for obtaining your unique Zoom link in order to participate in the Public Meeting.
- 4) **ATTEND THE MEETING IN PERSON** at the Middlesex Centre Municipal Office. Any members of the public who wish to speak to an application will be given the opportunity to do so.

How to Stay Informed

If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.ca. For more information about this application, including information about appeal rights, please contact the County Planner Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@middlesex.ca.

Other Information

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre before the application is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting, or make written submissions to the Municipality of Middlesex Centre before the application is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Other Planning Act Applications:

None.

If you are aware of any persons affected by this application 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 22nd day of November 2022.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and the last name "Hutson" clearly distinguishable.

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