



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

**pursuant to Sections 34, 39, and 53
of the *Planning Act*, R.S.O. 1990, as amended**

APPLICATIONS FOR ZONING BY-LAW AMENDMENT (ZBA-10-2022, ZBA-17-2024) AND CONSENT TO SEVER (B-17-2024)

Owner: JTW Farms Inc.

Agent: SBM Limited (c/o Jamie Robertson)

Location: 13326 Fourteen Mile Road

Roll No: 393903409014802

Public Meeting

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

Date: December 18, 2024

Time: 5:30 p.m.

Place: This will be an **in-person and virtual meeting** broadcasted on the Municipality's YouTube Channel. For 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 Application

The Municipality is seeking input on a development application within 120 metres of your property.

The purpose and effect of the Zoning By-law Amendment is to rezone the lands from 'Agricultural (A1)' to a new site-specific 'Farm Industrial exception (M3-X)' zone to permit an existing grain handling facility. The remaining farmland will be rezoned to a new site-specific "Agricultural(A1)" zone to recognize a minimum lot area of 37.0 ha (93 ac). A subsequent Zoning By-law Amendment application would also rezone the land to permit the existing single-detached dwelling to remain on the subject property for a period not to exceed 3 years while the owners construct a new single detached dwelling. The existing dwelling will then be removed from the property.

The purpose and effect of the Consent application would sever the existing grain handling facility onto a 3.3 ha (8.1 ac) parcel with 194 m (636.5 ft) of frontage on Fourteen Mile Road.

The retained farmland would be approximately 37.7 ha (93.1 ac) with a broken frontage of 350 m (1, 148 ft.).

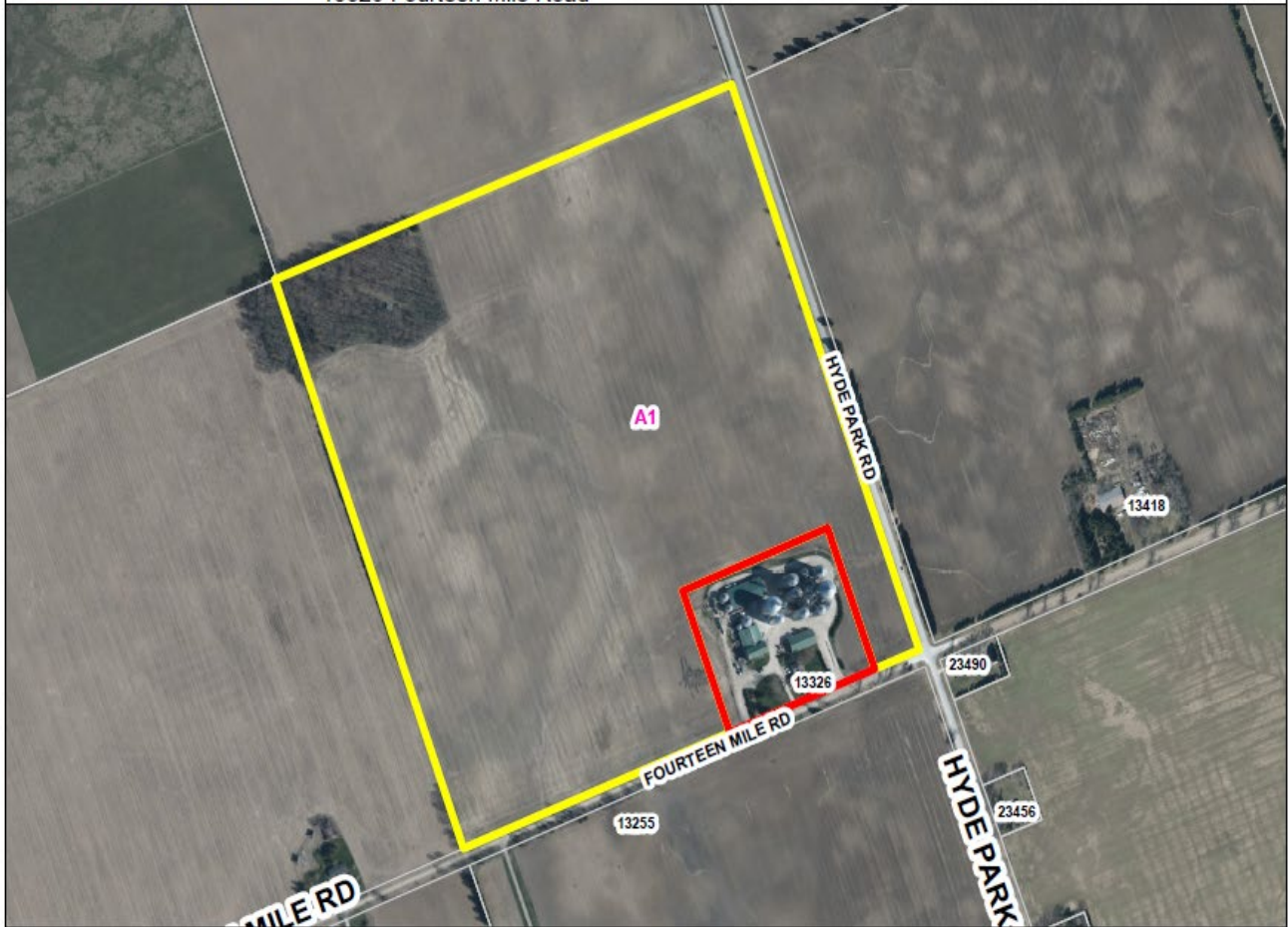
In accordance with Section 34(10.4) and Section 53 (5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Proposal Summary

	Relief Requested	
	Farm Industrial exception (M3-x) zone	Agricultural exception (A1-x) zone
Minimum Lot Area	<i>No change requested</i>	37 ha (93 ac)
Permitted Uses	Farm Chemical and Fertilizer Storage and Sales as an accessory use Grain Handling Facility Office as an accessory use Open Storage as an accessory use Any other uses permitted in Section 5.1.1 of this By-law	<i>No change requested</i>
Permitted Use Restriction	Notwithstanding Section 20.2.2. of this Bylaw, a Grain Handling Facility shall be subject to the following requirements: <ul style="list-style-type: none"> i Minimum Front Yard Setback 80 m (262.4 ft) ii Minimum Internal Side Yards Setback 17 m (55.7 ft) iii Minimum Rear Yard Setback 20 m (65.6 ft) 	Notwithstanding any other provisions of this By-law, a single detached dwelling shall be setback a minimum 150 m from a Grain Handling Facility.

Description and Location of the Subject Lands



The subject property is located on the northwest corner of Hyde Park Road and Fourteen Mile Road. The land is legally described as Concession 14 S PT Lot 25 (geographic Township of London), Municipality of Middlesex Centre.



0 410 820 Meters



Legend

-  Lands to be severed and rezoned from 'General Agricultural (A1) Zone' to 'Farm Industrial (M3-x) Zone'
-  Lands to be retained and rezoned from 'General Agricultural (A1) Zone' to a site specific temporary 'Agricultural (A1-x (t-1)) Zone'

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 Ilderton Community Centre. 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 Road, Ilderton, ON, NOM 2A0 or by email at clerk@middlesexcentre.ca. For more information about this application, including information about appeal rights, please contact the County planner Marion Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@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 Tribunal, 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 26th day of November, 2024.

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
Ilderton, ON, N0M 2A0