



## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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

### APPLICATION FOR CONSENT (B-18-2024)

**Owners:** 2459533 Ontario Inc. / All In Farms (c/o Mark and Kelly Kennedy)

**Location:** 14724 Nine Mile Road

**Roll No.:** 3939034030067000000

#### **Public Meeting**

The Committee of Adjustment will hold a public meeting to consider the proposed consent application. The details are as follows:

**Date:** January 29, 2025

**Time:** 3:30 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](https://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 60 metres of your property. The purpose and effect of Consent Application B-18-2024 is to sever a surplus farm residence from the farm parcel located at 14724 Nine Mile Road. The severed parcel is proposed to have a frontage of approximately 57 m (187 ft) on Nine Mile Road, and an area of approximately 0.40 ha (1 ac). The retained farmland would maintain a frontage of approximately 610 m (2,001.3 ft) on Nine Mile Road and an area of 40.3 ha (100 ac). The applicant is proposing to maintain a dwelling, a garage, and associated services on the severed land. The remnant parcel would be maintained as farmland in crop production with respect for the existing regulated Conservation Authority area.

The land is designated Agricultural in Middlesex Centre's Official Plan and zoned 'Agricultural (A1)' in Middlesex Centre's Comprehensive Zoning By-law. A portion of the lands are within the Upper Thames River Conservation Authority Regulated Area.

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

The subject property is rectangularly shaped and located on the northwest corner of the intersection of Adelaide Street North and Nine Mile Road. The land is legally described as

Concession 9 South Part of Lot 13, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 14724 Nine Mile Road.

## **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](mailto:clerk@middlesexcentre.ca). Comments will form part of the public record and will be circulated to the Committee 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 THE COMMITTEE** remotely by pre-registering with the Planning Department by emailing [planning@middlesexcentre.ca](mailto: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 (13168 Ilderton Rd). 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 the Committee of Adjustment 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 1 Tunks Lane, Komoka, ON, N0L 1R0, or by email at [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca). For more information about this application, including information about appeal rights, please contact the County Planner, Marion Ramos Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto: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 Committee of Adjustment 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.

Notwithstanding the above, subsection 51(48.3) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

**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 14<sup>th</sup> day of January, 2025.

*Megan Kamermans*

Megan Kamermans  
Secretary-Treasurer, Committee of Adjustment

# Location Map

