



NOTICE OF COMPLETE APPLICATIONS AND PUBLIC MEETING

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

APPLICATIONS FOR ZONING BY-LAW AMENDMENT (ZBA-22-2024) AND CONSENT TO SEVER (B-21-2024)

Owner: Roy Wonnacott

Applicant: Bondeesue Holdings Inc. (c/o Dan Brown)

Location: 15309 Nine Mile Road

Roll No: 393903403009200

Public Meeting

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

Date: January 29, 2025

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 'Farm Industrial exception (M3-X)' zone to permit a new farm equipment sales and service establishment and related uses. The remaining farmland will be rezoned to a new site-specific "Agriculture exception (A1)" zone to recognize a minimum lot area of 35.5 ha (87.7 ac).

The purpose and effect of the Consent application would sever a parcel of land that would contain the proposed farm equipment sales and service establishment. The severed parcel will have an area of approximately 2.8 ha (6.9 ac) in area with frontage of 193.4 m (634.5 ft) on Highbury Avenue North and is proposed to be added to the land at 15301 Nine Mile Road. The retained farmland would be approximately 35.5 ha (87.7 ac) with a frontage of approximately 497 m (1, 630 ft.) on Nine Mile Road.

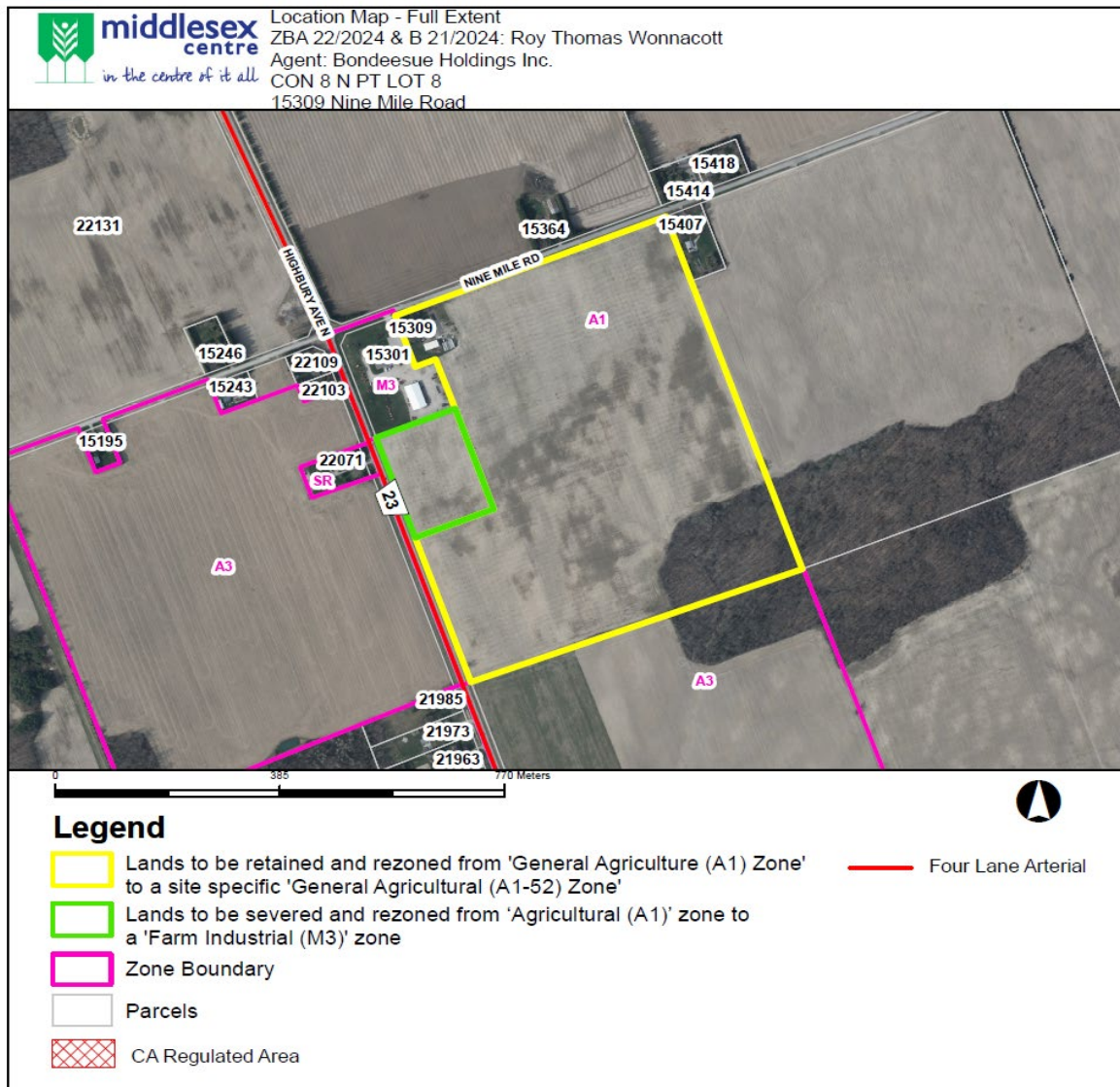
In accordance with Section 34(10.4) and Section 53 (5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Proposal Summary

	Proposed “Farm Industrial (M3)” zone (for severed parcel)	Proposed “Agricultural exception (A1-x)” zone (for retained farm)
Permitted Uses	accessory use abattoir animal hospital agricultural processing establishment agricultural sales establishment dog kennel grain handling facility farm equipment sales and service livestock sales and marketing yard market garden office as an accessory use open storage as an accessory use retail store as an accessory use tile drainage contractor	<i>No change requested from existing zone</i>
Minimum Lot Area	3, 000 m ² (0.75 ac)	35.5 ha (87.7 ac)
Minimum Lot Frontage	25.0 m (82 ft)	<i>No change requested from existing zone</i>
Minimum Front Yard Setback	(a) in accordance with Section 4.18 of this By-law	<i>No change requested from existing zone</i>
Minimum Side Yard Setback	(c) 6.0 m (20 ft)	<i>No change requested from existing zone</i>
Minimum Rear Yard Setback	(b) 6.0 m (20 ft)	<i>No change requested from existing zone</i>
Maximum Lot Coverage	35%	<i>No change requested from existing zone</i>
Maximum Height	12.0 m (39.4 ft)	<i>No change requested from existing zone</i>

Description and Location of the Subject Lands

The subject property is located southeast of the intersection of Nine Mile Road and Highbury Avenue North. The land is legally described as Concession 8 N Pt Lot 8 (geographic Township of London), Municipality of Middlesex Centre.



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 1 Tunks Lane, Komoka, ON, N0L 1R0, or by email at 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.

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 6th day of January, 2025.



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