



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

**APPLICATION FOR CONSENT (B11/2021)**

**Owners:** Wolfs Family Farms Inc.

**Location:** 6237 Carriage Road

**Roll No:** 393901904005600

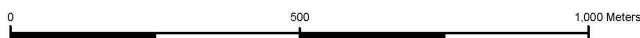
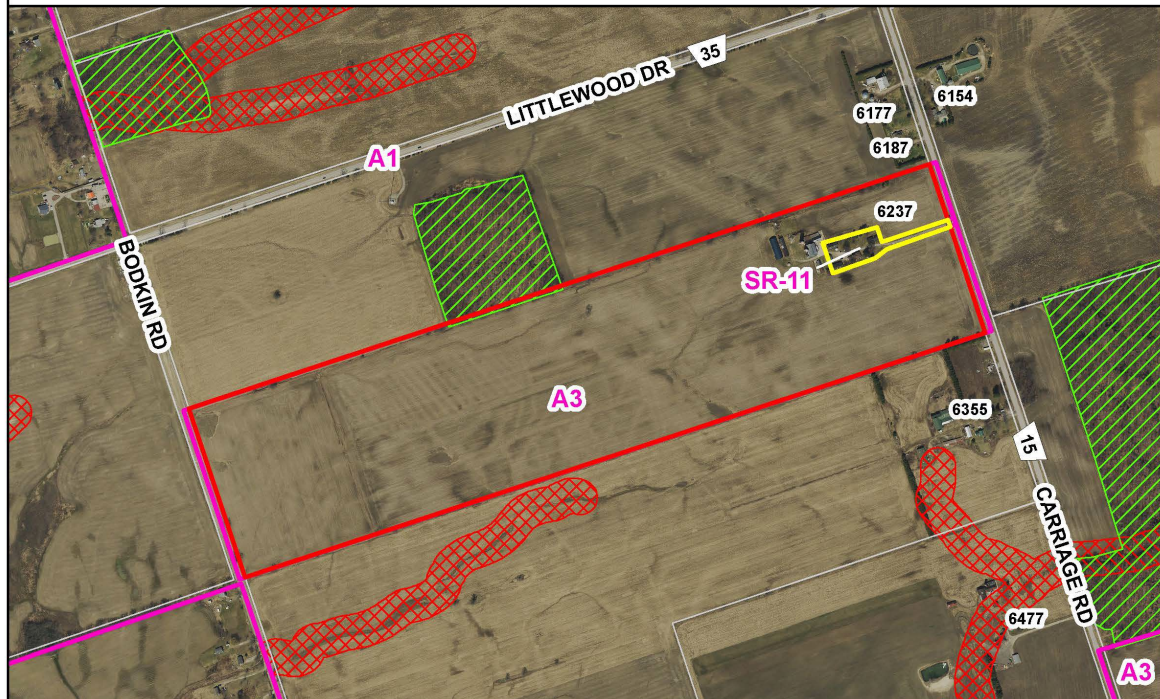
**Purpose and Effect of the Consent Application:**

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 B11/2021 is to sever a surplus farm residence on a lot with a frontage of approximately 10.77 metres (35.33 feet) along Carriage Road and an area of approximately 6,758 square metres (1.67 acres) from a farm holding with a lot area of approximately 40.47 hectares (100 ac). The applicant is proposing to maintain a single detached dwelling and associated services on the severed lands. The remnant parcel would be maintained as farmland in crop production. Note, the application constitutes an amendment to the original application approved on November 27<sup>th</sup>, 2019 due to a provisional consent lapse in the one-year condition clearance requirement.

If you would like additional information or have any questions about the proposed application, please contact the Planner, Dan FitzGerald at 519-930-1008, or through the planning email [planning@middlesecentre.on.ca](mailto:planning@middlesecentre.on.ca) ahead of the public meeting noted below.

**Description and Location of Subject Land:**

The subject property is located on the west side of Carriage Road and south of Littlewood Drive. The land is legally described as Part of Lot 19, Concession 1 South (geographic Township of Delaware), Municipality of Middlesex Centre.



### Legend

-  Lands to be retained
-  Lands to be severed
-  Zone Boundary
-  Parcels
-  CA Regulated Area
-  Significant Woodlands (MNHSS)

## **Public Meeting**

Council will hold a public meeting to gather feedback regarding Consent Application B11/2021 to consider the proposal. The details are as follows:

**Date:** Wednesday May 26<sup>th</sup>, 2021

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

**Place:** 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 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 Local Planning Appeal Tribunal,
  - b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Board, 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 4<sup>th</sup> day of May, 2021.



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