

**NOTICE OF PUBLIC MEETING**  
pursuant to Section 45 and 53  
of the Planning Act, R.S.O. 1990, as amended

**APPLICATION FOR CONSENT (B-12/19) and MINOR VARIANCE (A-12/19)**

**OWNER:** Colin Haywood Lee Bailey and Robert Edward Bailey  
**AGENT:** Monteith Brown Planning Consultants  
**LOCATION:** 21309 Vanneck Road  
**ROLL NO.:** 393900001009500

**What:** The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Consent Application is to sever a parcel of land consisting of a frontage of approximately 609 metres (1998 feet) with an area of 40.62 hectares (100.4 acres) from an existing farm parcel consisting of 79.5 hectares (196.4 acres). The retained land is proposed to be approximately 38.9 hectares (96 acres).

The purpose and effect of the Minor Variance application is to provide relief from the minimum lot area requirements of the Agricultural (A1) zone to permit the lands to be retained with an area of 38.9 hectares (96 acres), whereas the Municipality's Comprehensive Zoning By-law requires a minimum lot area of 40.0 hectares (100 acres).

**Description and Location of Subject Land**

The subject property is located on the west side of Vanneck Road and south of Gold Creek Drive. The subject land is legally described as Part Lot 15, Concession 4 (Geographic Township of Lobo), Municipality of Middlesex Centre.



### **Public Meeting**

Council will hold a public meeting to consider the Consent and Minor Variance Application:

**Date:** Wednesday June 19<sup>th</sup>, 2019

**Time:** 7:00 p.m.

**Place:** Middlesex Centre Council Chambers at 10227 Ilderton Road, Coldstream

You are invited to attend the public meeting and to present verbal and written comments regarding this matter.

### **What if I can't attend the future Public Meeting?**

You can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website at the below link. You may choose to submit comments via letter or email.

<https://www.middlesexcentre.on.ca/Public/Home.aspx>

### **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. Attendees 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 at a Council meeting and the mayor will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions.

### **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 45 of the *Planning Act*, you have the following rights:

1. If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Secretary-Treasurer prior to the Hearing. Please note that all written material submitted and verbal comments presented will form part of the public record and will be available for full disclosure.
2. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Minor Variance Application.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance 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.
4. If you wish to be notified of the decision of Council of the Municipality of

Middlesex Centre in regards to the proposed Minor Variance Application, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, RR #2, Ilderton, ON N0M 2A0.

Under the legislation governing this development process, which is Section 53 of the *Planning Act*, you have the following rights:

5. 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.
6. 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 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.
7. If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Consent Application, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, RR #2, Ilderton, ON N0M 2A0.

If you have any questions please do not hesitate to contact the planner. For more information about this matter, including information about appeal rights, contact the planner for the Municipality of Middlesex Centre at 519-434-7321 ext. 2282.

#### **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 31<sup>st</sup> day of May, 2019.

Ann Wright  
Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Road, RR 2  
Ilderton, ON N0M 2A0