



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
pursuant to Section 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (ZBA-13-2022)

Owner: 2225660 Ontario Limited (Gregory Crunican)

Location: 23840 Richmond Street

Roll No: 393903401006900

Public Meeting

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

Date: Wednesday, February 15, 2023

Time: 6:00 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

Purpose and Effect of the Application

The Municipality is seeking input on a development application within 120 metres of your property. The property is currently zoned as 'Agricultural (A1)'.

The Zoning By-law Amendment application requests to add 'cidery' to the list of definitions in the zoning by-law and permit a 'cidery' as an accessory use within a new site-specific 'Agricultural (A1-x)' zone for the property. The effect of the amendment would permit the applicant to establish a cidery within the existing building and sell cider made from locally grown produce. No new buildings or structures are proposed at this time.

Proposal Summary

Proposed Definition of 'Cidery': "Cidery means the use of land, buildings or structures for the processing of fruit including the fermentation, production, aging and storage of cider where the fruit used in the production of cider is locally or regionally grown. A Cidery may also include a hospitality room and a retail outlet."

Permitted Uses – Section 5.1	Relief Requested– new A1 site-specific zone
accessory use agricultural use bed and breakfast establishment conservation use converted dwelling dog kennel forestry use grain handling facility, existing legally on the date of the passing of this By-law home occupation riding school single detached dwelling portable asphalt plant wayside pit	Permitted Uses – new A1 site-specific zone All uses permitted under 5.1 Cidery

Description and Location of the Subject Lands

The subject lands are located on the east side of Richmond Street (Kings Hwy 4) and north side of Fifteen Mile Road. The lands are legally described as Concession 15 S PT Lot 16 RP33R6378 Part 4, 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 Middlesex Centre Municipal Office. 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 Rd, Ilderton, ON, N0M 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 12th day of January, 2023.

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

