



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

APPLICATIONS FOR CONSENT (B-03-2023) & MINOR VARIANCE (A-06-2023)

Owners: Larry & Diane Weatherhead

Agent: Kevin Miller

Location: 22643 Vanneck Road

Roll No: 393900005002100

Public Meeting

Council will hold a public meeting to gather feedback regarding the consent and minor variance application and to consider the proposal. The details are as follows:

Date: April 19, 2023

Time: 6:00 p.m.

Place: This will be a hybrid 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 Consent Application B-3/2023:

The purpose and effect of the Application for Consent (File No.: B-3/2023) is to convey a parcel of land for lot addition purposes having an area of approximately 728.43 square metres (0.07 hectares) from a property municipally known as 22643 Vanneck Road to be merged with an abutting lot legally described as Part of lot 20, Concession 8, CTR and designated as Part 1 on reference plan 33R-414, municipally known as 22651 Vanneck Road. The lot addition would add to an existing lot with an area of approximately 0.18 hectares (0.45 acres), making the combined lot area approximately 0.27 hectares (0.69 acres). The lot to be enlarged, 22651 Vanneck Road requires additional land to enlarge the septic bed on the property and as such, is considered a minor boundary adjustment for technical reasons. The remnant lands would be reduced to an area of 16.92 acres (6.84 hectares). The remnant lands contain an existing single detached dwelling, and an accessory building in the form of a detached garage. The lands receiving the addition contain an existing single storey church to be converted to a daycare, and the lands being transferred are vacant.

The subject lands are designated Community Settlement Area within the Middlesex Centre Official Plan. The lands are zoned Agricultural (A1) Zone within the Middlesex Centre Comprehensive Zoning By-law.

Purpose and Effect of Minor Variance Application

The purpose and effect of the Application for Minor Variance is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the minimum lot area and lot frontage requirements of the Agricultural (A1) zone. The lands subject to this Variance are the lands to be retained of Consent Application B-3/2-23, having an area of approximately 16.92 acres (6.84 hectares) and a broken frontage of approximately 102.7 metres (337 feet) whereas the A1 zone requires a minimum lot area of 40 hectares (99 acres) and a frontage of 375 metres (1230.31 ft).

A location map is attached to this notice.

Description and Location of Subject Land:

The subject property is located on the east side of Vanneck Road, south of the intersection at Prince of Wales Street and Victoria Street. The land is legally described as Part of Park Lot 9, Plan 47, Part 1 on Reference Plan 34R2205, in the Municipality of Middlesex Centre, County of Middlesex.

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

VIEW THE MEETING live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.

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*.

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.

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 Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@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 Board, there are reasonable grounds to do so.

Notwithstanding the above, subsection 51(48.3) and 45 (12) 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 4th day of April, 2023



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

Attachment 1 – Location Map

