



## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

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

### APPLICATION FOR CONSENT (B-02-2024)

**Owners:** Hillbro Farm Ltd.  
**Location:** 24538 New Ontario Road  
**Roll No.:** 393900005005900

#### **Public Meeting**

Council will hold a public meeting to consider the proposed consent applications. The details are as follows:

**Date:** March 20, 2024

**Time:** 5:30 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](https://middlesexcentre.on.ca/council-meetings)

#### **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 B-02-2024 is to sever a surplus farm residence on a lot with a frontage of approximately 100.26 metres (329 feet) on New Ontario Road and an area of approximately 1.43 acres (0.58 hectares). The retained farmland would maintain a frontage of approximately 571.75 metres (1876 feet) on New Ontario Road, and an area of approximately 52.85 acres (21.38 ac). The applicant is proposing to maintain a single detached dwelling, shed and associated services on the severed land. The remnant parcel would be maintained as farmland in crop production.

The lands are designated Agricultural in Middlesex Centre's Official Plan and are zoned an Agricultural (A1) Zone in Middlesex Centre's Comprehensive Zoning By-law.

#### **Description and Location of Subject Land:**

The subject property is located on the northeast side of New Ontario Road, north east of the intersection at New Ontario Road and Vanneck Road. The land is legally described as Part of Lot 21, Concession 9 North, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 24538 New Ontario Road.

## **About the Public Meeting**

### **What can I expect at the Public Meeting?**

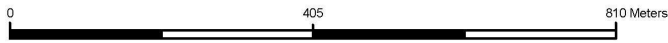
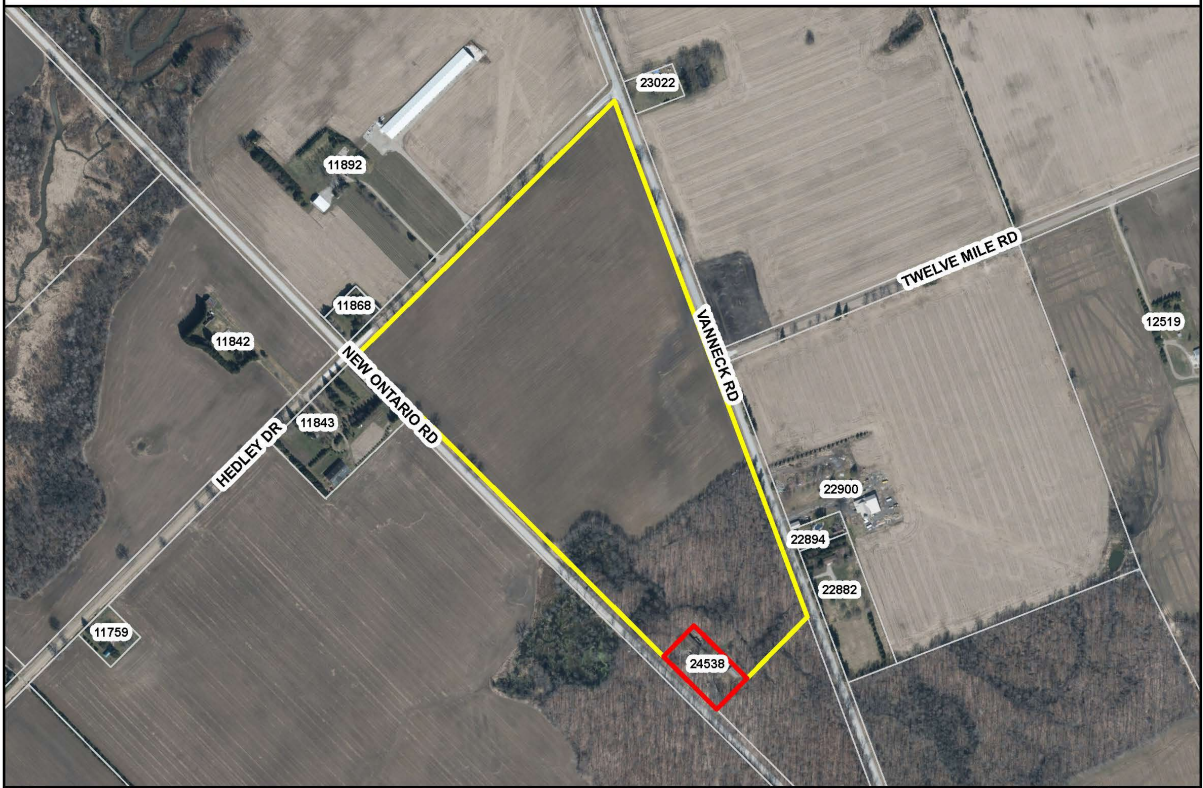
The public meeting is an opportunity for members of the public to learn more about the proposed development via a brief presentation, ask questions, and/or make statements either in favour of, or in opposition to the proposal. If you have questions about the application, we encourage you to contact the 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](mailto: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](mailto: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 (13168 Ilderton Rd). Any members of the public who wish to speak to an application will be given the opportunity to do so.



Location Map - Full Extent  
B2/2024: Hillbro Farm Ltd.  
24538 New Ontario Rd.



### Legend

-  Lands to be severed
-  Lands to be retained

### 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](mailto: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](mailto: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 Board, there are reasonable grounds to do so.

Notwithstanding the above, subsection 51(48.3) 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 6<sup>th</sup> day of March, 2024.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with a large initial "J" and "H".

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