



## NOTICE OF PUBLIC MEETING

pursuant to Sections 17 & 34  
of the Planning Act, R.S.O. 1990, as

### APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 4) & ZONING BY-LAW AMENDMENT (P13-2022)

**OWNER:** 2530628 Ontario Inc/ c.o Andrew Colafranceschi  
**AGENT:** Pillon Abbs Inc. c/o Tracey Pillon-Abbs  
**LOCATION:** Plan 127, Lots 26, 27 & Part Lot 28, Wardsville  
**ROLL NUMBER:** 390600400105600

#### Purpose and Effect

The purpose and effect of the Application for Official Plan Amendment (OPA 4) is to change the designation of the lands from 'Commercial' to a 'Commercial Special Policy Area' designation in order to permit the establishment of four residential townhome units with accessory commercial uses, whereas townhomes are not permitted within the 'Commercial' land use designation. The applicant has advised that each townhome unit will contain a 30 m<sup>2</sup> commercial space to facilitate a live-work unit, whereby the townhome unit would be the primary residence of the commercial space.

The purpose and effect of the Zoning By-law Amendment (P13-2022) is to rezone the subject lands from the 'Core Commercial (C1) Zone' to the 'Site Specific Residential Third Density (R3-5) Zone' to permit four townhome units with the following permitted accessory uses:

- Home Occupation
- Bake Shop
- Caterer's Establishment
- Clinic
- Retail Store
- Personal Care Establishment
- Personal Service Establishment
- Office

The applicant has requested that the minimum parking standards for the proposed list of accessory commercial uses be 1 space per 30 m<sup>2</sup>, whereas Section 4.18.1 requires the following parking standards:

Permitted Use	Required Parking	Proposed
Home Occupation	N/A	1 space per 30 m <sup>2</sup>
Bake Shop	1 space per 25 m <sup>2</sup>	1 space per 30 m <sup>2</sup>
Caterer's Establishment	N/A	1 space per 30 m <sup>2</sup>
Clinic	1 space per 20 m <sup>2</sup>	1 space per 30 m <sup>2</sup>
Retail Store	1 space per 25 m <sup>2</sup>	1 space per 30 m <sup>2</sup>
Personal Care Establishment	1 space per 20 m <sup>2</sup>	1 space per 30 m <sup>2</sup>
Personal Service Establishment	1 space per 15 m <sup>2</sup>	1 space per 30 m <sup>2</sup>
Office	1 space per 30 m <sup>2</sup>	1 space per 30 m <sup>2</sup>

A Site Plan Control Application is required in order to establish the townhome development. Staff have not received the Site Plan Application at this time. The applicant has advised that subsequent to Site Plan Approval, they wish to sever the townhome units into individually owned lots. As such, the applicant has requested the following zoning deficiencies as part of the Zoning By-law Amendment Application:

'R3' Zone Standard	Required	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4
Minimum Lot Frontage	30 m	7.8 m	10.9 m	10.9 m	12.1 m
Minimum Interior Side Yard Width	4.5 m	N/A	N/A	N/A	1.7 m
Minimum Exterior Side Yard Width	7.5 m	0 m	N/A	N/A	N/A
Maximum Lot Coverage	35%	52%	49%	49%	43%

All other zoning standards are capable of being met.

The subject land has an area of approximately 0.18 ha (0.45 ac) and are currently vacant of buildings or structures. Municipal services are available, subject to engineering and design. Accesses off Davis Street will be established through the Site Plan process.

The subject lands are located within the 'Commercial' land use designation of the Southwest Middlesex Official Plan and zoned 'Core Commercial (C1) Zone' within the Municipality's Zoning By-law.

A location map is attached for reference.

In accordance with Section 6.1 of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Southwest Middlesex has deemed the official plan amendment application to be complete for the purposes of Section 22(4) and (5) of the Planning Act.

In accordance with Section 34(10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Southwest Middlesex has deemed the rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

**Description and Location of Subject Lands**

The subject lands are located at the southeast corner of Davis Street and Longwoods Road (County Road 2), in Wardsville. The lands are legally described as Plan 127, Lots 26, 27 & Part Lot 28, Municipality of Southwest Middlesex.

**Hybrid Planning Act Public Meeting**

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday October 26<sup>th</sup>, 2022 at 7:00 p.m.** due to **COVID-19**.

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 7:00 pm on the date indicated above.

Members of the public wishing to comment on the application are encouraged to provide written submissions to the Clerk by e-mail [kkettler@southwestmiddlesex.ca](mailto:kkettler@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday October 25<sup>th</sup>, 2022** before the meeting in order to provide comment/oral submissions as a Delegate during the Oral Submissions of Delegates (Part D) part of the meeting. Written submissions must include your full name, address, and an email or telephone number at which you can be reached. Written submissions must also indicate if you wish to make oral submissions at the meeting.

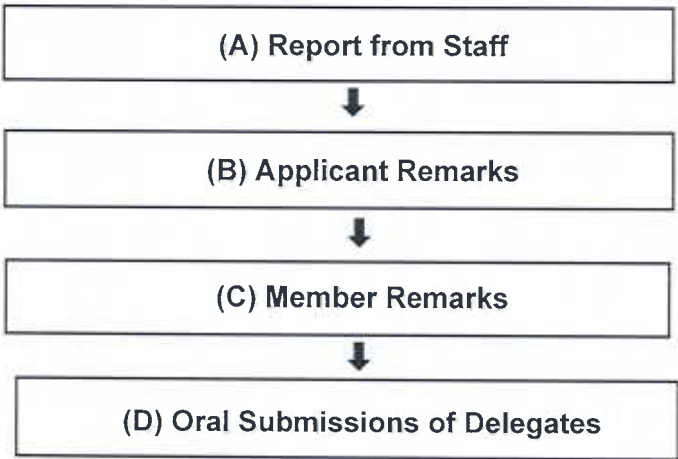
The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions.

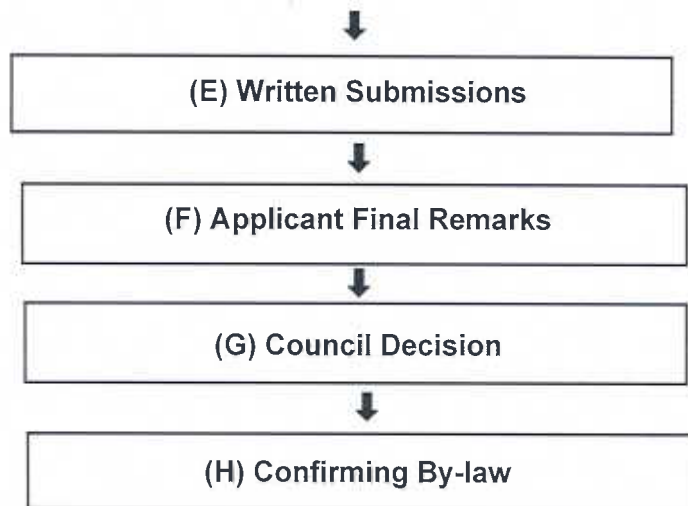
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

Members of the public making electronic or in person oral submissions will be required to verify their name and address in order to access the meeting. By submitting your name and address, you are representing and warranting to Council or the Committee of Adjustment that such is your true and accurate identity and Council/Committee of Adjustment is relying on that submission. Any false or misleading statements may result in civil or criminal penalties.

Members of the public who do not have access to a computer are asked to call the Municipality at 519-287-2015 by **noon on Tuesday October 25<sup>th</sup>, 2022** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email [kkettler@southwestmiddlesex.ca](mailto:kkettler@southwestmiddlesex.ca) or telephone at 519-287-2015.

**Order of Meeting**





*If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Southwest Middlesex Council to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.*

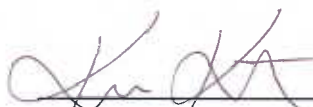
*If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.*

*If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, 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 Tribunal, there are reasonable grounds to do so.*

*If a person or public body that files an appeal of a decision of the Council in respect of the proposed by-law does not make written submissions to the Municipality of Southwest Middlesex before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.*

**WRITTEN COMMENTS** may be submitted to the Secretary-Treasurer prior to the meeting. Requests for copies of the decision of Council or notice of adjournment of hearing, if any, must be in writing and addressed to the Secretary-Treasurer.

**DATED AT GLENCOE, ONTARIO** this 4<sup>th</sup> day of October, 2022.



Kendra Kettler  
Secretary-Treasurer Committee of Adjustment  
Municipality of Southwest Middlesex  
Telephone: (519) 287-2015  
Fax: (519) 287-2359  
Email: [kkettler@southwestmiddlesex.ca](mailto:kkettler@southwestmiddlesex.ca)



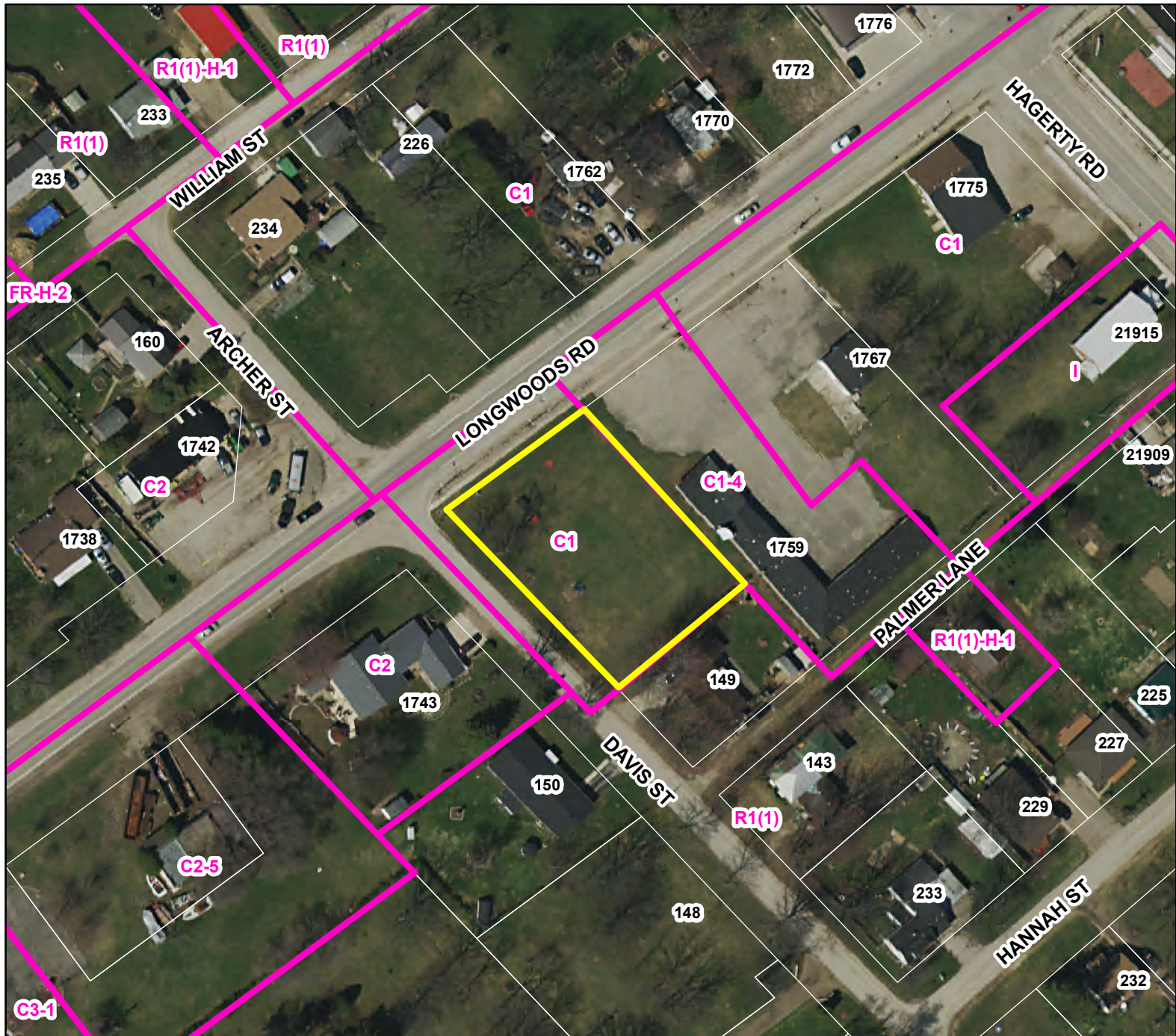
# OFFICIAL PLAN AMENDMENT NO. 4 & ZONING BY-LAW AMENDMENT (P13-2022)

Owner: 2530628 Ontario Inc/ c.o Andrew Colafranceschi  
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Plan 127, Lots 26, 27 & Part Lot 28  
Municipality of Southwest Middlesex, Geographic Township of  
Wardsville




## Municipality of SOUTHWEST MIDDLESEX KEY MAP

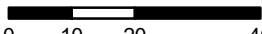


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(519) 434-7321  
September, 2022

 Lands to be redesignated from  
'Commercial' to a 'Commercial Special Policy  
Area' designation and rezoned from the  
'Core Commercial (C1) Zone' to the  
'Site Specific Residential Third Density  
(R3-5) Zone'

 Zone Boundary

1:1,200

 Metres  
0 10 20 40

Disclaimer: This map is for illustrative purposes only.  
Do not rely on it as being a precise indicator of routes,  
locations of features, nor as a guide to navigation.