



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P3-2025)

OWNERS:	Arvai Developments Inc.
AGENT:	Siv-ik Planning & Design Inc. c/o Dan Murphy
LOCATION:	North side of Appin Road (County Road 14), east of Stella Avenue, Glencoe
ROLL NUMBER:	390600801050030 & 390600801050100

Purpose and Effect
The purpose and effect of this Application for Zoning By-law Amendment (P3-2025) is to rezone the subject lands from the ‘Residential First Density (R1(1)) Zone’ to a ‘site-specific Residential Third Density (R3-#) Zone’ to permit townhouse dwellings in addition to permitting several special zoning provisions for the subject lands. The applicants are proposing to construct ten (10) townhouse dwellings, each to have a covered porch off the rear. The lands are to be accessed via a driveway off Appin Road (County Road 14). A summary of the requested ‘site-specific Residential Third Density (R3-#) Zone’ can be found in the table below.

Site-specific Residential Third Density (R3-#) Zone	
subject to the following special provisions in conjunction with the parent R3 Zone:	
Front Yard Depth:	2 metres (6.56 ft)
Interior Side Yard Width	2.95 metres (9.68 ft)
Rear Yard Depth	5.5 metres (18.04 ft)
Lot Coverage (max)	46% of the lot area
Landscaped Open Space	27% of the lot area

***all standards are minimum requirements unless noted otherwise**

In addition to the above site-specific provisions, the applicants are requesting for the site-specific zone to allow covered porches to encroach up to 1.55 metres (5.08 ft) into the required interior side yards of the subject lands whereas the zoning by-law only permits yard encroachments up to 2.5 metres (8.20 ft) into a required front, rear, or exterior side yard.

A location map is attached for reference.

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 on the north side of Appin Road (County Road 14), east of Stella Avenue. The lands are legally described as 34RD32 PART 22 REG COMP PLAN 374 LOT 22 & 34RD32 PART 20 REG COMP PLAN 374 LOT 20, Municipality of Southwest Middlesex (Glencoe).

Hybrid Planning Act Public Meeting
A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday May 21st, 2025 at 6:00 p.m.**

The Public Meeting will be **live-streamed** at the Municipality’s YouTube Channel beginning at 6:00 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 clerk@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday May 20th, 2025** 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 May 20th, 2025** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email clerk@southwestmiddlesex.ca or telephone at 519-287-2015.

Other Planning Act Applications: None.

Other Information: If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Southwest Middlesex to the Ontario Land 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 by-law is passed, 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Municipality of Southwest Middlesex on the proposed zoning by-law amendment, you **MUST** make a written request to the Municipality of Southwest Middlesex, Clerk, 153 McKellar Street, Glencoe, Ontario, N0L 1M0.

For more information about this matter, including information about appeal rights, contact Alana Kertesz, Planner I, at 519-930-1011 or at akertesz@middlesex.ca

DATED AT GLENCOE, ONTARIO this 1st day of May 2025.



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

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Owners: ARVAI DEVELOPMENTS

Agent: Siv-ik Planning & Design Inc. (c/o Dan Murphy)

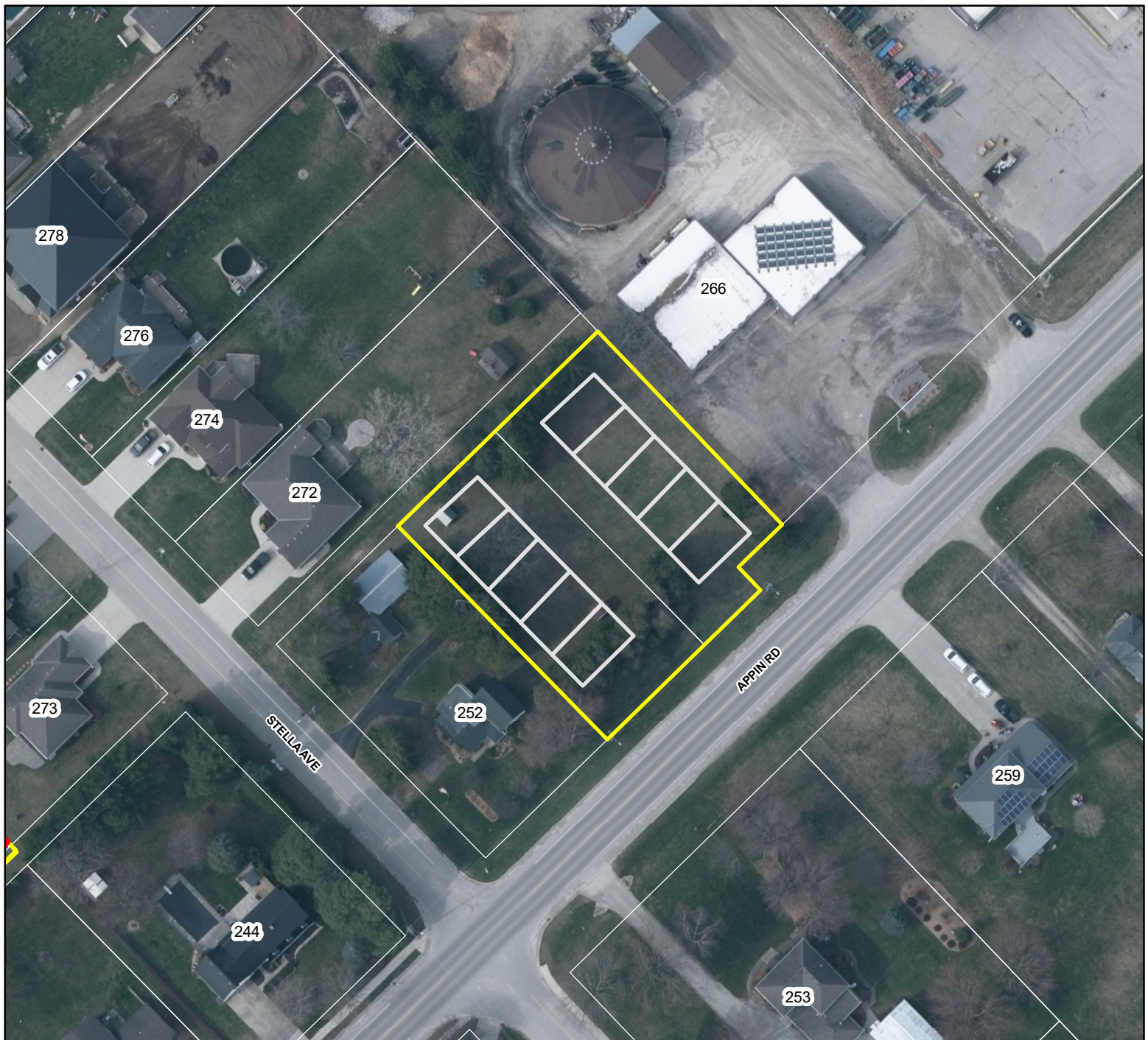


34RD32 PART 22 REG COMP PLAN 374 LOT 22

34RD32 PART 20 REG COMP PLAN 374 LOT 20

Municipality of Southwest Middlesex

Municipality of SOUTHWEST MIDDLESEX
KEY MAP



Lands to be rezoned from Residential First Density (R1(1)) Zone
to Residential First Density (R3-X) Zone



Proposed townhouses

Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
April, 2025

1:1,000

0 10 20 40 Metres

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.

