



NOTICE OF PUBLIC MEETING
pursuant to Section 51 & 34
of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION (39T-SM2501)
AND ZONING BY-LAW AMENDMENT (P1-2025)**

APPLICANT: Diedrich Teichroeb and Agatha Teichroeb c/o DFT Exteriors Inc.
AGENT: Ushdeep Sandhu c/o Building Ontario Developments
LOCATION: South side of Longwoods Road (County Road 2), between Ontario Street and Mill Pond Road and North side of Grant Street, between Ontario Street and Mill Pond Road, Wardsville
ROLL NO.: 390600400103710, 390600400103726, 390600400103720

Purpose and Effect – Proposed Plan of Subdivision

The purpose and effect of the proposed plan of subdivision (File No.: 39T-SM2501) is to facilitate the development of the subject lands for the following purposes:

- 24 lots to support single detached dwellings (Lots 1-24)
- Three (3) lots to support six (6) semi-detached dwellings (Blocks 25, 26, 27)
- Two (2) blocks to support eight (8) townhomes (Blocks 28 & 29)
- One (1) block for stormwater management (Block 30)
- Access is proposed from Ontario Street, Mill Pond Street, Longwoods Road (County Road 2) and Grant Street. Dornoch Street is proposed to be constructed which is also proposed to access the subject lands.

The draft plan of subdivision has been attached for your information.

Purpose and Effect – Zoning By-law Amendment

The purpose of the Zoning By-law Amendment (File No.: P1-2025) is to change the zoning of the following lots/blocks as shown on the proposed draft plan:

- **Lots 1-15, 17-24**, from the 'Residential First Density- Holding Provision One (R1(1)-H-1) Zone' to the 'Residential First Density (R1(2)) Zone' in order to permit single detached dwellings;
- **Lot 16** from the 'Residential First Density- Holding Provision One (R1(1)-H-1) Zone' to the 'Residential First Density (R1(1)) Zone' in order to permit a single detached dwelling
- **Blocks 25-27** from the Residential First Density- Holding Provision One (R1(1)-H-1) Zone' to the 'site-specific Residential Second Density (R2-#) Zone' to permit semi-detached dwellings and a reduced minimum rear yard depth of 6.5 metres (21.32 ft) and an increased maximum lot coverage of 47% of the lot area, whereas the parent R2 Zone requires a minimum rear yard depth of 7.5 metres and maximum lot coverage of 40%.
- **Blocks 28-29** from the 'Residential First Density- Holding Provision One (R1(1)-H-1) Zone' to the 'Residential Third Density (R3) Zone' to permit townhouse dwellings.

Description and Location of Subject Lands

The subject lands are located on the south side of Longwoods Road (County Road 2), between Ontario Street and Mill Pond Road and on the north side of Grant Street, between Ontario Street and Mill Pond Road in Wardsville. The lands are legally described as PLAN 42 LOTS 3 TO 6 S MAIN ST PLAN 227 LOTS 1 TO 4 N DORNOCH ST LOTS 1 AND 2 S MILL ST LOTS 1 AND 2 N ONTARIO ST, PLAN 227 LOTS 1 TO 4 SE DORNOCH ST and WARDVILLE PLAN 227 LOTS 1 TO 4 NW GRANT ST LOTS 3 TO 6 SW MILL ST, Municipality of Southwest Middlesex (Wardsville).

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 the ability to appeal the decision of the County of Middlesex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 51(39) 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 County of Middlesex in respect of the proposed plan of subdivision, you **MUST** make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A, 2P1.

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: kkettler@southwestmiddlesex.ca

APPLICATION FOR DRAFT PLAN OF SUBDIVISION 39T-SM2501 & ZONING BY-LAW AMENDMENT (P1-2025)

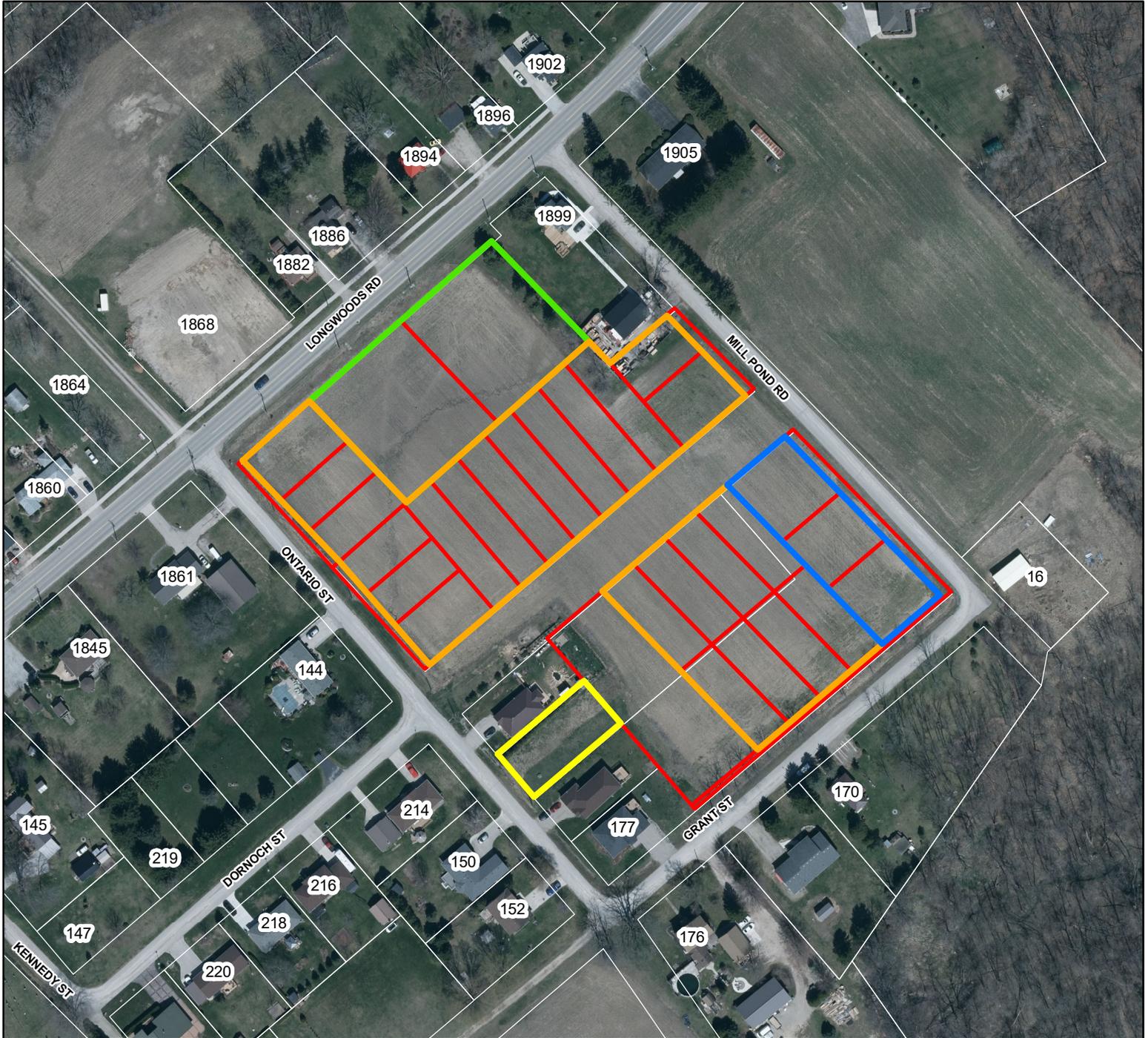
Owners: Diedrich Teichroeb and Agatha Teichroeb c/o DFT Exteriors Inc.

Agent: Ushdeep Sandhu c/o Build Ontario Developments



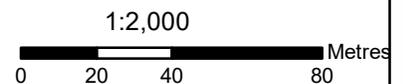
South side of Longwoods Road (County Road 2), between Ontario Street and Mill Pond Road and North side of Grant Street, between Ontario Street and Mill Pond Road, Wardsville

**Municipality of SOUTHWEST MIDDLESEX
KEY MAP**



- Proposed Draft Plan (39T-SM2501)
- Lands to be rezoned from Residential First Density with hold (R1(1)-H-1) Zone to Residential First Density (R1(1)) Zone
- Lands to be rezoned from Residential First Density with hold (R1(1)-H-1) Zone to Residential First Density (R1(2)) Zone
- Lands to be rezoned from Residential First Density with hold (R1(1)-H-1) Zone to Residential Second Density (R2-XX) Zone
- Lands to be rezoned from Residential First Density with hold (R1(1)-H-1) Zone to Residential Third Density (R3) Zone

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



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.

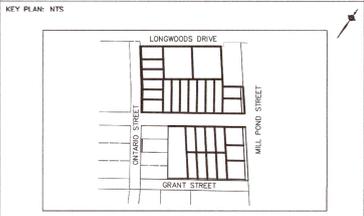
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



DRAFT PLAN OF SUBDIVISION
OF ALL OF
LOTS 1, 2, & 4
NORTHEAST OF ONTARIO STREET
AND ALL OF
LOTS 1 TO 4
NORTHWEST OF DORNOCH STREET
AND ALL OF
LOTS 1 TO 4
SOUTHEAST OF DORNOCH STREET
AND ALL OF
LOTS 1 TO 4
NORTHWEST OF GRANT STREET
AND PART OF
LOTS 1 TO 6
SOUTHWEST OF MILL STREET
REGISTERED PLAN 227
AND PART OF
LOTS 3 TO 6
SOUTHEAST OF MAIN STREET
REGISTERED PLAN 42
IN THE
VILLAGE OF WARDSVILLE
GEOGRAPHIC TOWNSHIP OF MOSA
NOW THE
MUNICIPALITY OF SOUTHWEST MIDDLESEX
COUNTY OF MIDDLESEX

NOTES
BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 08B177223 AND 08B197244, UTM-17 NAD-1983 ORIGINAL.
FOR BEARING COMPARISONS, A ROTATION OF 0.7705° CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P2.
FOR BEARING COMPARISONS, A ROTATION OF 1.1835° COUNTER- CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P3 & P5.
ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99961891.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

- a. - AS SHOWN
- b. - AS SHOWN
- c. - NOT APPLICABLE
- d. - AS LISTED BELOW
- e. - AS SHOWN
- f. - AS SHOWN
- g. - AS SHOWN
- h. - MUNICIPAL WATER
- i. - AS DETAILED IN GEOTECHNICAL REPORT
- j. - AS DETAILED IN FUNCTIONAL SERVICING REPORT
- k. - MUNICIPAL SANITARY AND STORM SEWERS
- l. - NOT APPLICABLE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS, ARE CORRECT.

SIGNED: [Redacted]
TERRY P. DIETZ, O.S.
CALLON DIETZ INCORPORATED
DATE: June 25, 2024

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY K. SMART ASSOCIATES LIMITED IN DRAFT FORM.

SIGNED: [Redacted]
DPT EXTERIORS INC.
DATE: July 5, 2024

LAND USE SCHEDULE			
LOTS/BLOCKS	LAND USE	AREA	POTENTIAL # OF UNITS
LOTS 1-15	RESIDENTIAL - R1(2)	0.9 ha.	15
LOT 16	RESIDENTIAL - R1(1)	0.1 ha.	1
LOTS 17-24	RESIDENTIAL - R1(2)	0.5 ha.	8
BLOCKS 25-27	RESIDENTIAL - R2-XX	0.2 ha.	6
BLOCKS 28-29	RESIDENTIAL - R3	0.4 ha.	8
BLOCK 30	STORMWATER MANAGEMENT	0.2 ha.	--
BLOCKS 31-35	ROADS	0.3 ha.	--
	ROAD WIDENINGS	0.1 ha.	--
TOTAL		2.7 ha.	38

No.	REVISIONS	BY	DATE

- LEGEND**
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - CM DENOTES CONCRETE MONUMENT
 - IB DENOTES IRON BAR
 - DU DENOTES ORIGIN UNKNOWN
 - RIB DENOTES 19MM DIAMETER ROUND IRON BAR
 - SCP DENOTES SPECIFIED CONTROL POINT
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - WT DENOTES WITNESS
 - 1017 DENOTES CALLON DIETZ, O.L.S.'S
 - 1335 DENOTES I.C. MCLAREN LTD., O.L.S.
 - 1815 DENOTES HOOK & TODD SURVEYING INC., O.L.S.'S
 - K2M DENOTES ARCHIBALD, GRAY & HENRY, O.L.S.'S
 - MTD DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 - R2M DENOTES R.G. HACKETT, O.L.S.
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - R.P. DENOTES REGISTERED PLAN
 - M DENOTES MEASURED
 - S DENOTES SET
 - P1 DENOTES PLAN OF SURVEY BY CALLON DIETZ, O.L.S.'S DATED JUNE 8, 2021 (FILE # 21-23869-A)
 - P2 DENOTES PLAN 348-2374
 - P3 DENOTES REGISTERED PLAN 227
 - P4 DENOTES PLAN 338-17695
 - PS DENOTES REGISTERED PLAN 42
 - P6 DENOTES PLAN 384 (MTO PLAN P-1429-28)
 - PROP DENOTES PROPORTION
 - DENOTES CONIFEROUS TREE
 - DENOTES DECIDUOUS TREE
 - DENOTES MANHOLE
 - DENOTES MISCELLANEOUS POST
 - DENOTES FIRE HYDRANT

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUBURBY

DESIGNED BY: Z.K.
DRAWN BY: S.J.
CHECKED BY: Z.K.
FILE No. 22-295

DATE: 17/06/2024
PLAN 1:300
REVISION No.

SHEET 1 OF 1