



NOTICE OF INTENT
pursuant to Section 36(4)
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR REMOVAL OF A HOLDING PROVISION (P9-2025)

OWNER:	Utopia Custom Homes Inc. c/o Marco De Melo
AGENT:	Jamie Robertson (SBM Ltd.)
LOCATION:	13 Stella Avenue, Glencoe
ROLL NUMBER:	390600801023110

Purpose and Effect

The subject lands are subject to the Holding Provision One (H-1) Symbol. Removal of the H-1 symbol is contingent upon the owner entering into a subdivider's agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities. The owner has applied for the removal of the holding provision as the subdivision agreement has been executed. The removal of the holding provision will allow construction to commence.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the east side of Stella Avenue, south of Appin Road. The lands are legally described as Part of Lot 13 RCP 431, Glencoe, Municipality of Southwest Middlesex.

Date of Decision

Council will consider the hold removal zoning by-law:

Date: September 17, 2025

Time: 7:00 pm

Place: 153 McKellar Street, Glencoe

OTHER PLANNING ACT APPLICATIONS

As noted, this property is subject to Draft Plan of Subdivision Application 39T-SM2101 which was draft plan approved by Middlesex County Council on July 18, 2023. The approved draft plan includes lots for 27 single detached residential lots, 13 lots for semi-detached dwellings, 2 blocks for stormwater management, 1 block for road reserves, and 2 public streets.

DATED AT GLENCOE, ONTARIO this 28th day of August 2025.

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

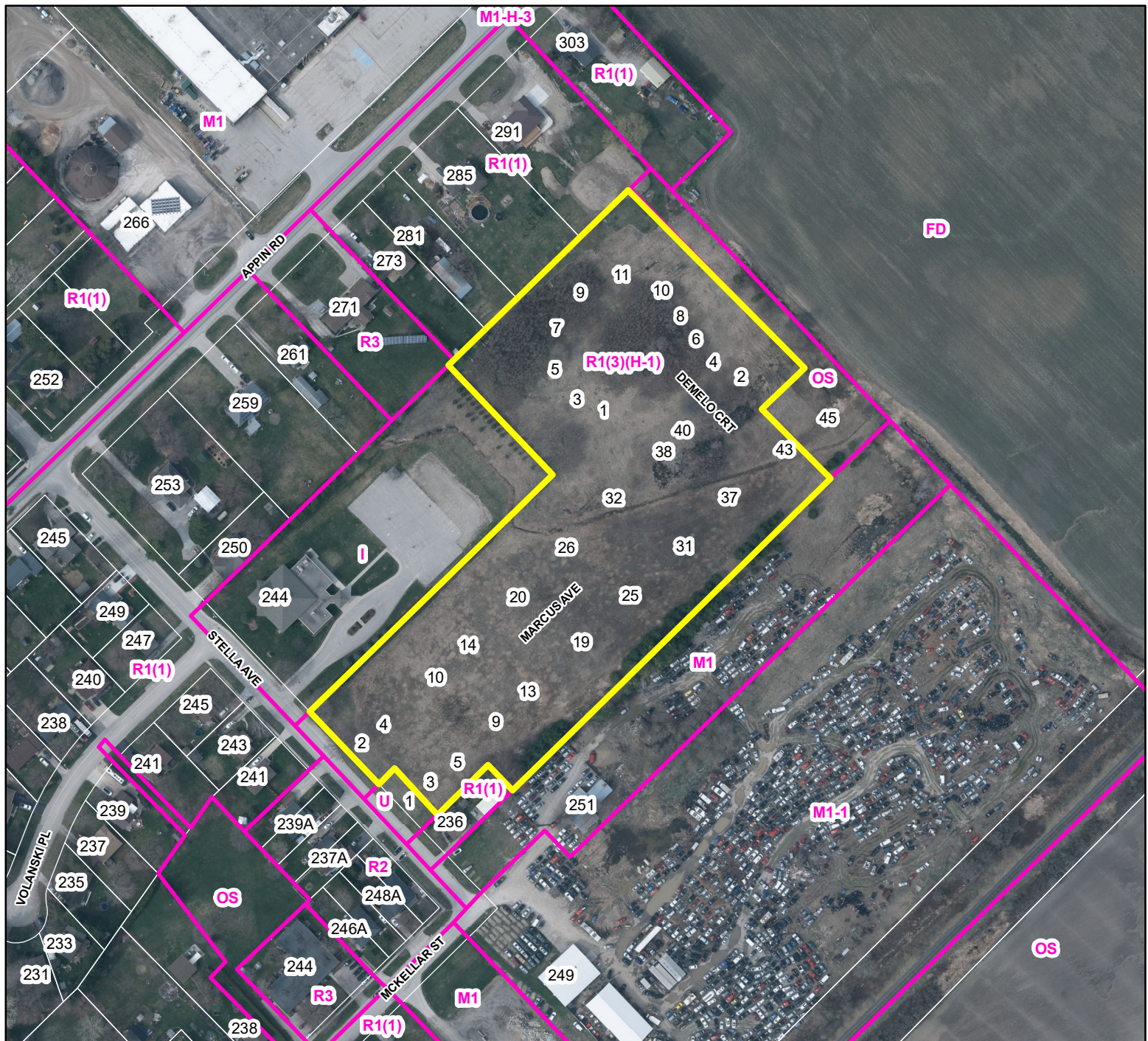
APPLICATION FOR ZONING BY-LAW AMENDMENT (P9-2025)

Owners: Utopia Custom Homes Inc. c/o Marco De Melo
Agent: Jamie Robertson

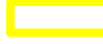


REG COMP PLAN 431 PT LOT 13 RP 33R11167 PARTS 1,2 & 3
Municipality of Southwest Middlesex

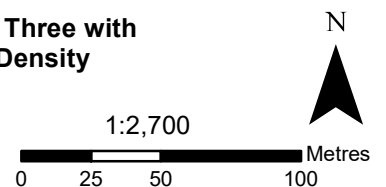
Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



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 Lands to be rezoned from 'Residential First Density Three with Holding Provision (R1(3)(H-1))' to 'Residential First Density Three (R1(3))'

 Zone Boundary



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.