



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P8-2025)

OWNERS:	Toni Doody-Syrett and Paul Doody
AGENT:	MHBC Planning (Scott Allen)
LOCATION:	6170 Glendon Drive
ROLL NUMBER:	390600005002300

Purpose and Effect

The purpose and effect of this Application for Zoning By-law Amendment (P8-2025) is to rezone the subject lands from the ‘General Agricultural (A1) Zone’ to a ‘site-specific General Agricultural (A1-#) Zone’ to permit a service trade shop with site-specific Secondary Farm Occupation provisions.

The applicants are proposing to construct a 300 m² (3229.17 ft²) service trade shop which would accommodate administrative, maintenance, equipment storage and operational activities for an established electrician business. The application requests site-specific provisions related to Section 5.3.5 of the Secondary Farm Occupations provisions as outlined in the table below.

5.3.5 Secondary Farm Occupation Provisions (as indicated in the Southwest Middlesex Zoning By-law)	Proposed Site-Specific Secondary Farm Occupation Provisions (as proposed through application P8-2025)
The following provisions shall apply to secondary farm occupations:	
a) shall be permitted within an accessory building;	No change proposed
b) shall not exceed a maximum of three hundred (300) square metres in floor area;	No change proposed
c) shall be located on the lot, behind and to the rear of dwelling on the lot, shall be located a maximum of fifty (50) metres from the dwelling on the lot;	Shall be permitted to be located in front of the dwelling on the lot and shall be a maximum of sixty (60) metres from the dwelling on the lot.
d) shall be located a minimum distance of one hundred fifty (150) metres from a dwelling situated on a separate lot;	Shall be located a minimum distance of one hundred fifteen (115) metres from a dwelling situated on a separate lot.
e) outside storage shall not exceed a contiguous one hundred fifty (150) square metres and shall be located immediately behind and to the rear of the building in which the secondary farm occupation is conducted;	No change proposed
f) the maximum number of persons engaged in the secondary farm occupation but who reside on a lot other than the lot on which the secondary farm occupation is conducted shall be limited to three (3).	The maximum number of persons engaged in the secondary farm occupation but who reside on a lot other than the lot which the secondary farm occupation is conducted shall be limited to ten (10).

The proposed service building would initially serve as a satellite location for the Applicant’s operations which are currently based in London, with the intention of fully relocating all business activities to the subject lands over time. The service building is proposed to be located in the general location of the existing dwelling, which is to be removed. Approximately eight (8) electricians and apprentices would meet at the site in the morning and depart for off-site work. Two (2) administrative staff are proposed to be present daily on site. The applicants are proposing to construct a new dwelling in a different location on the subject lands to replace the dwelling that is to be removed.

A location map which shows the approximate locations of the proposed service shop and the new dwelling 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 Glendon Drive (County Road 14), east of Springfield Road. The lands are legally described as South Part of Lot 4, Concession 2, Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday September 17th, 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 September 16th, 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 September 16th, 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 or at clerk@southwestmiddlesex.ca.

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 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

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Owners: Toni Doody-Syrett & Paul Doody
Agent: MHBC Planning (Scott Allen)

6170 Glendon Dr
CON 2 S PT LOT 4
Municipality of Southwest Middlesex



Municipality of SOUTHWEST MIDDLESEX KEY MAP



 Lands to be rezoned from General Agricultural (A1) Zone to site-specific General Agricultural (A1-#) Zone

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Planning Department
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(519) 434-7321
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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.