



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P10-2025)

OWNER: Giret Holdings Limited c/o Jonathan Giret
LOCATION: 247 Main Street (County Road 80), Glencoe
ROLL NUMBER: 390600801017600

Purpose and Effect

The purpose and effect of Zoning By-law Amendment Application P10-2025 is to rezone the subject lands from the Core Commercial (C1) Zone to a site-specific Core Commercial (C1-#) Zone to permit the existing building to be used as a duplex. The current zoning allows for one residential unit within the structure; however, the applicant is proposing to convert a portion of the building from commercial to residential use to accommodate a second dwelling unit, citing challenges in securing a commercial tenant. The site-specific amendment would continue to permit the range of commercial uses currently allowed under the C1 Zone, thereby maintaining long-term flexibility for the property.

The applicant is also proposing to convert a portion of the front yard to a parking area for the units.

The subject lands are designated 'Downtown Corridor' within the Southwest Middlesex Official Plan and are zoned 'Core Commercial (C1) Zone' within the Southwest Middlesex Zoning By-law.

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 Main Street (County Road 80), just south of Symes Street in Glencoe. The lands are legally described as Part of Lots 4 and 5, Block D, Plan 159; and designated as Parts 2 and 3 on RP 33R20648, Municipality of Southwest Middlesex.

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 17, 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.

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.

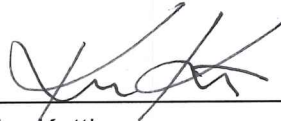
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, 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.

For more information about this matter, including appeal rights, contact Erin Besch, Planner, at 519-930-1010 or at ebesch@middlesex.ca.

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 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

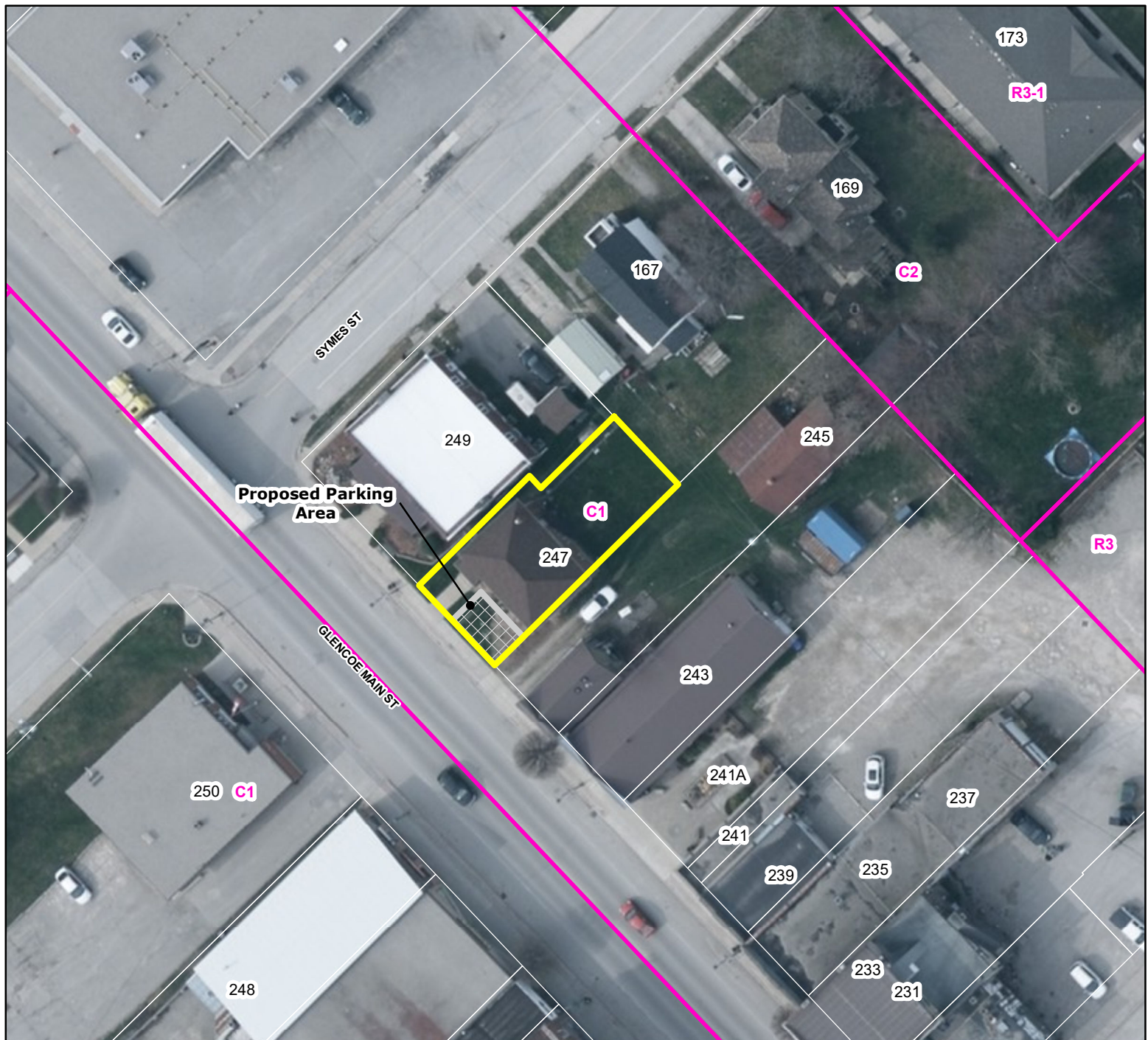
APPLICATION FOR ZONING BY-LAW AMENDMENT (P10-2025)

Owners: Jonathan Giret

247 Glencoe Main St
PLAN 159 BLK D PT LOTS 4 AND 5 E MAIN ST
RP 33R20648 PARTS 2 AND 3
Municipality of Southwest Middlesex



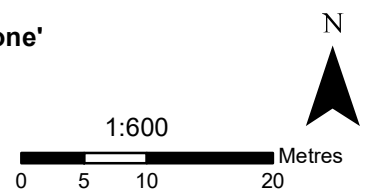
**Municipality of SOUTHWEST MIDDLESEX
KEY MAP**



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 Lands to be rezoned from 'Core Commercial (C1) Zone' to 'Site-Specific Core Commercial (C1-#) Zone'

 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.