



NOTICE OF PUBLIC MEETING
pursuant to Section 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR CONSENT (B3-2025, B4-2025, B5-2025 and B6-2025)

OWNER:	Urban Haven Inc.
LOCATION:	Southeast corner of Longwoods Road (County Road 2) and Davis Street, Wardsville
ROLL NUMBER:	390600105008901

Purpose and Effect
The purpose and effect of Applications for Consent B3-2025, B4-2025 and B5-2025 is to sever a parcel of land having a total lot area of 1,832.82 m² (0.45 ac) and a total lot frontage of 35.78 m (117.39 ft) for the creation of three (3) lots to support townhouse units. Details regarding the proposed lot area and frontage for the lots to be severed and the lot to be retained are shown in the table below.

	Lot to be Severed 1	Lot to be Severed 2	Lot to be Severed 3	Lot to be Retained
Lot Area (m ²)	385.75	384.99	489.50	572.58
Lot Frontage (m)	10.90	10.90	12.82	18.27

The property as a whole is currently vacant although each lot to be severed and the lot to be retained are to contain a townhouse unit. The lots are to be serviced by municipal piped water and sewage system. The lots are proposed to have frontage and access off Davis Street.

The purpose and effect of Application for Consent B6-2025 is to establish an easement for maintenance and access purposes for the proposed lots of Consent Applications B3-2025, B4-2025 and B5-2025. The easement is proposed to be located along the easterly lot line (lot line opposite Davis Street) and would be approximately 4 metres in width along the lot line.

A location map is attached for reference.

Description and Location of Subject Lands
The subject lands are located on the southeast corner of Longwoods Road (County Road 2) and Davis Street in Wardsville. The lands are legally described as Lots 26 and 27 and Part of Lot 28 on Plan 127, Municipality of Southwest Middlesex (Wardsville).

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.

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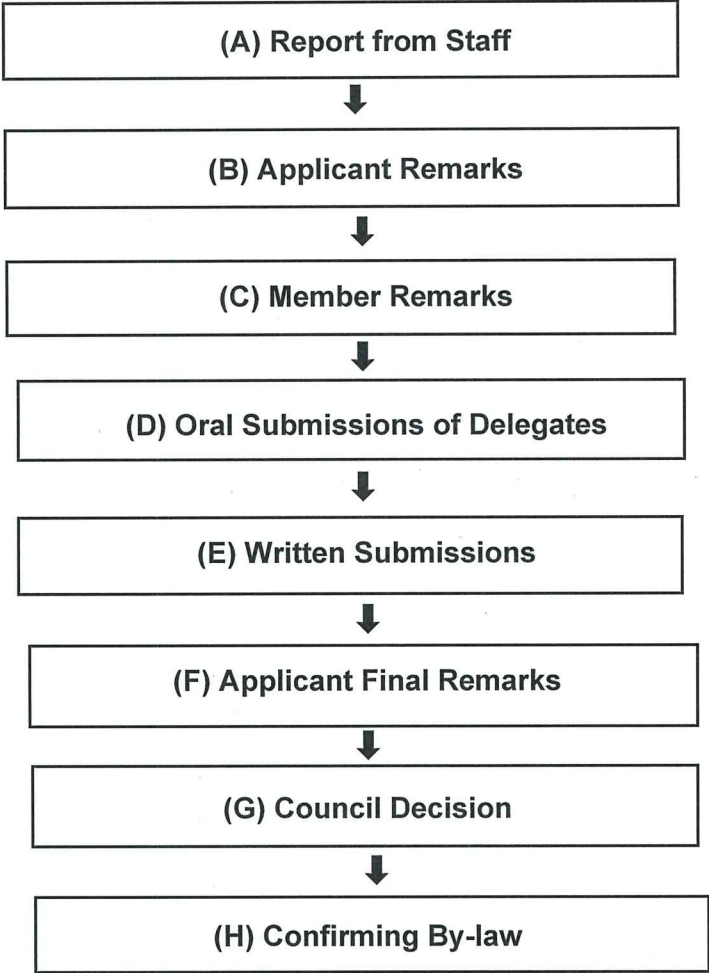
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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.

Order of Meeting



Other Planning Act Applications: None.

Other Information: If a person or public body has the ability to appeal the decision of the Municipality of Southwest Middlesex in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Southwest Middlesex before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Municipality of Southwest Middlesex in respect of the proposed consent, you must make a written request to the Clerk, Municipality of Southwest Middlesex, 153 McKellar Street, Glencoe ON, N0L 1M0 or at clerk@southwestmiddlesex.ca

Notwithstanding the above, subsection 53(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, contact Alana Kertesz, Planner I at 519-930-1011 or at akertesz@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 3rd day of September, 2025.

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

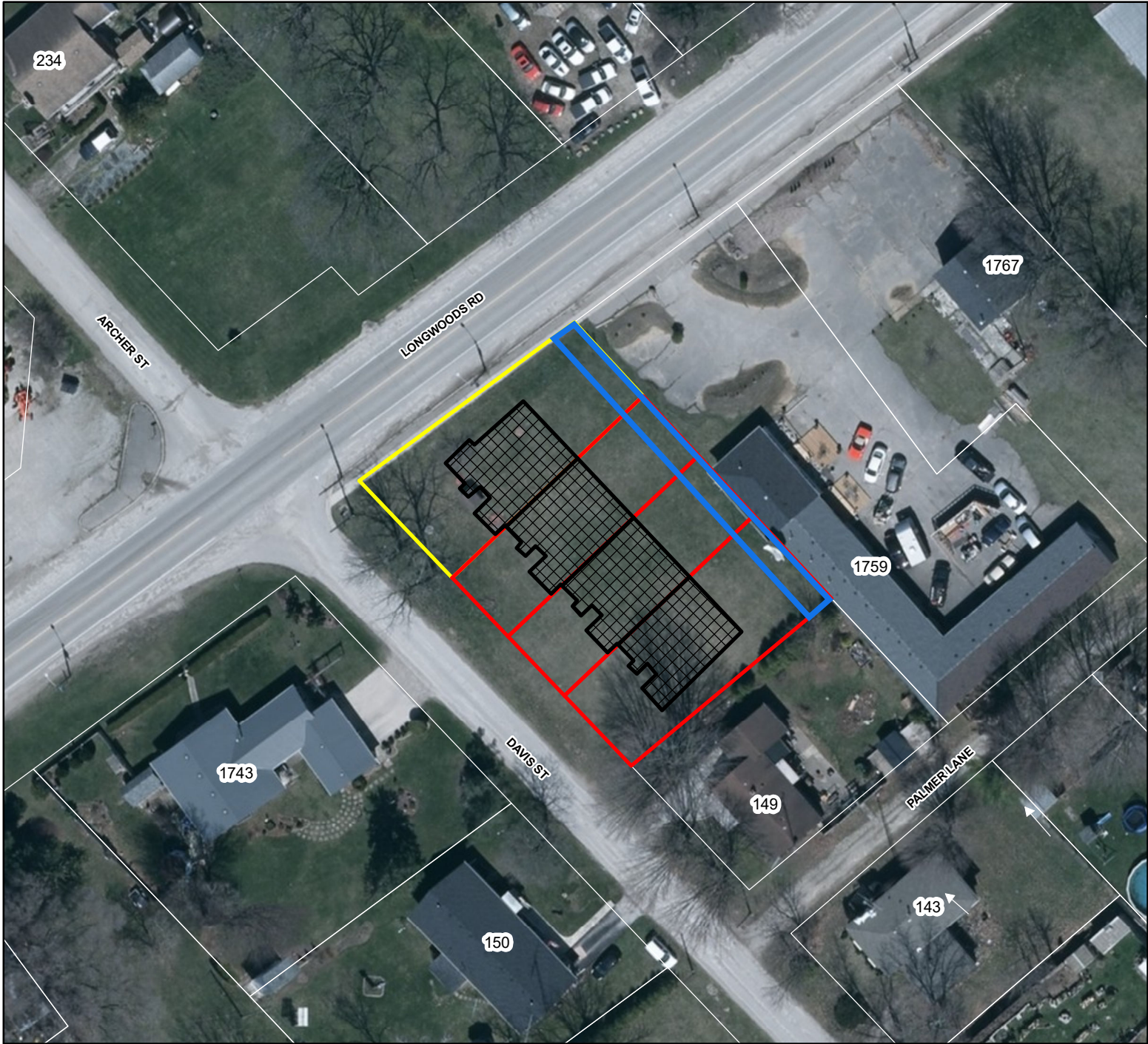
APPLICATIONS FOR CONSENT: B3-B4-B5-B6-2025

Owner: Urban Haven Inc.

PLAN 127 LOT 26,27 PT LOT 28
Municipality of Southwest Middlesex

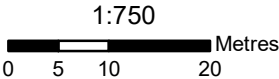


Municipality of SOUTHWEST MIDDLESEX
KEY MAP



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

- Lands to be severed
- Lands to be retained
- Proposed easement
- Proposed townhouse dwellings



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.