



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

APPLICATION FOR CONSENT (B7-2025)

OWNERS:	John Stoltzfus and Rhoda Stoltzfus
AGENT:	Stephen Carneiro Fernandes
LOCATION:	1989 Longwoods Road (County Road 2)
ROLL NUMBER:	390600400103600

Purpose and Effect

The purpose and effect of Application for Consent B7-2025 is to convey a parcel of land for lot addition purposes, having an area of approximately 7.69 hectares (19 ac) to be merged with the abutting property, being 1997 Longwoods Road (County Road 2). The abutting property would increase in area from approximately 4.05 hectares (10 ac) to 11.73 hectares (29 ac). The consent is being sought to improve the viability of the vegetable farming operation at 1997 Longwoods Road. The lands proposed to be retained would be approximately 21 ha (50 ac) in size, contain a single detached dwelling, and are used for agricultural purposes.

The subject lands are designated 'Residential' and 'Open Space' within the Southwest Middlesex Official Plan and are zoned 'Future Residential (FR-H-2) with a holding symbol' within the Southwest Middlesex Zoning By-law.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the south side of Longwoods Road (County Road 2), east of Mill Pond Road. The lands are legally described as Part of Lot 15, Range 1 South, Municipality of Southwest Middlesex (Wardsville).

Hybrid Planning Act Public Meeting

A hybrid (in-person and electronic) statutory public meeting has been scheduled on **Wednesday November 19th, 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 November 18th, 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.

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.

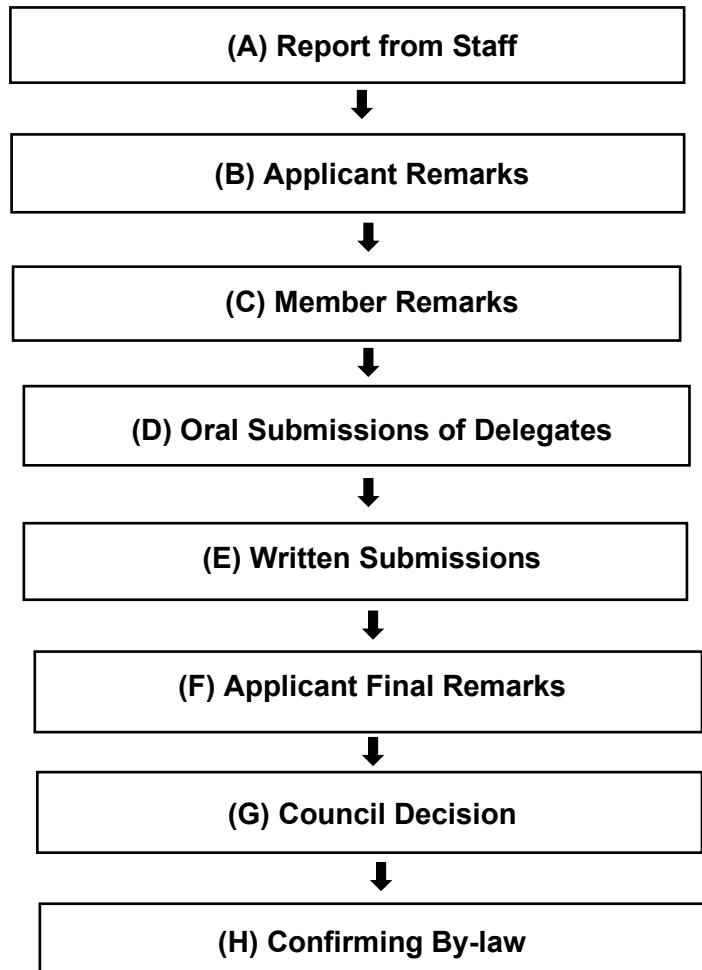
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

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 November 18th, 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



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 24th day of October, 2025.

Kendra Kettler

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

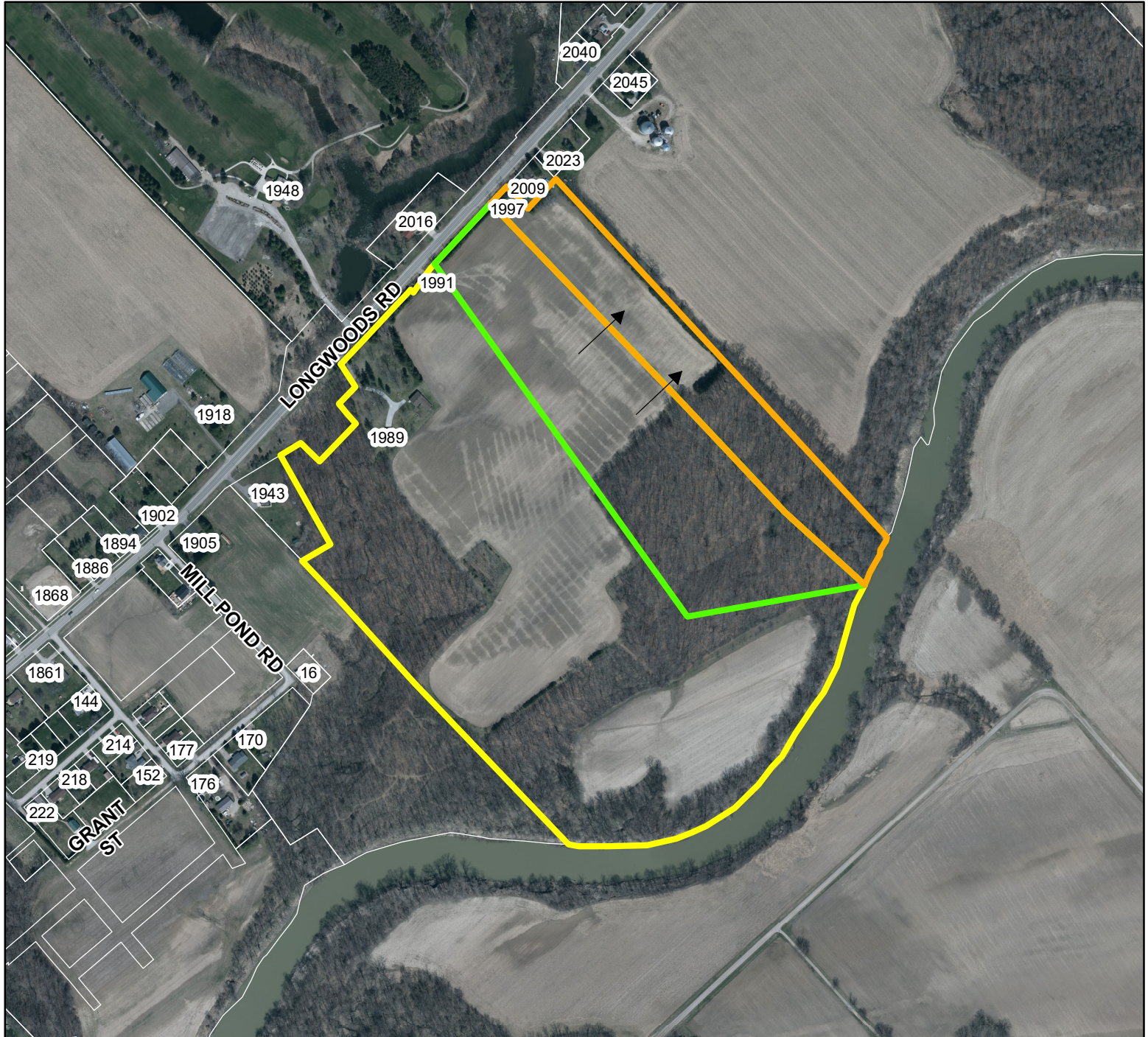
APPLICATION FOR CONSENT: B7-2025

Owner: John Stoltzfus, Rhoda Stoltzfus
Agent: Stephen Cameiro Fernandes

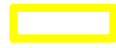
1989 Longwoods Rd
RANGE 1S PT LOT 15
Municipality of Southwest Middlesex



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
October, 2025

-  Lands to be conveyed and merged with adjacent property
-  Lands to be enlarged
-  Subject lands

1:6,500
0 65 130 260 Metres

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.