



**NOTICE OF PUBLIC MEETING**  
pursuant to Section 45  
of the *Planning Act*, R.S.O. 1990, as  
amended

APPLICATION FOR MINOR VARIANCE (A6-2025)

OWNER:	Josef Pruellage and Crystal Pruellage
LOCATION:	3220 Longwoods Road (County Road 2)
ROLL NUMBER:	390600104006300

**Purpose and Effect**

The purpose and effect of this Application for Minor Variance A6-2025 is to seek relief from the Southwest Middlesex Zoning By-law as it relates to the minimum setback requirement from the centreline of a local road to permit the construction of a horse barn with a reduced setback. The proposed barn would accommodate two (2) horses and would be 120.40 m<sup>2</sup> (1,295.98 ft<sup>2</sup>) in size. Additionally, the application seeks relief from Minimum Distance Separation (MDS II) requirements concerning the minimum setback of the proposed barn from both the nearest road allowance and the nearest lot line. A summary of the requested variances is provided in the table below.

Zoning Regulation	Required Setback	Requested Setback
Setback from the centreline of a local road (Old Airport Road)	28 metres (91.86 ft)	1 metre (3.28 ft)
MDS II Requirement  (MDS II setbacks are determined between proposed new or altered livestock facilities and/or anaerobic digesters and existing or approved development, lot lines and road allowances.)	Required Setback	Requested Setback
Setback from the nearest lot line (easterly lot line along Old Airport Road)	8 metres (26.25 ft)	1 metre (3.28 ft)
Setback from the nearest road allowance (Old Airport Road)	17 metres (55.77 ft)	1 metre (3.28 ft)

The applicants have advised that the concrete pad for the proposed barn has already been poured, and the cost to alter or relocate the pad would be significant. As a result, this application has been submitted.

The subject lands are approximately 10 hectares (24.75 ac) in size and contain a single detached dwelling with a floor area of approximately 334 m<sup>2</sup> (3,595 ft<sup>2</sup>) and a Quonset hut with a floor area of approximately 222.97 (2,400 ft<sup>2</sup>). The subject lands are serviced by a private septic system and well.

The subject lands are designated Agricultural within the Southwest Middlesex Official Plan and are within the General Agricultural (A1) Zone of the Southwest Middlesex Zoning By-law.

A location map is attached for reference.

**Description and Location of Subject Lands**

The subject lands are located at the southwest corner of Longwoods Road (County Road 2) and Old Airport Road. The lands are legally described as North Part of Lot 5, Range 1S, Municipality of Southwest Middlesex (Mosa).

**Hybrid Planning Act Public Meeting**

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday October 15<sup>th</sup>, 2025 at 6:00 p.m.**

The Public Meeting will be **live-streamed** on 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](mailto:clerk@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday October 14<sup>th</sup>, 2025** before the meeting in order to provide comment/oral submissions. 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.

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 October 14<sup>th</sup>, 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](mailto:clerk@southwestmiddlesex.ca) or telephone at 519-287-2015.

**Other Planning Act Applications:** None.

Additional information regarding the application will be available to the public for inspection at the Southwest Middlesex Municipal Offices located at 153 McKellar Street, Glencoe.

For more information about this matter, contact Alana Kertesz, Planner I at 519-930-1011 or at [akertesz@middlesex.ca](mailto:akertesz@middlesex.ca)

Written comments may be submitted to the Secretary-Treasurer prior to the meeting. Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to the Secretary-Treasurer.

**DATED AT GLENCOE, ONTARIO** this 2<sup>nd</sup> day of October 2025.



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



# APPLICATION FOR MINOR VARIANCE: A6-2025

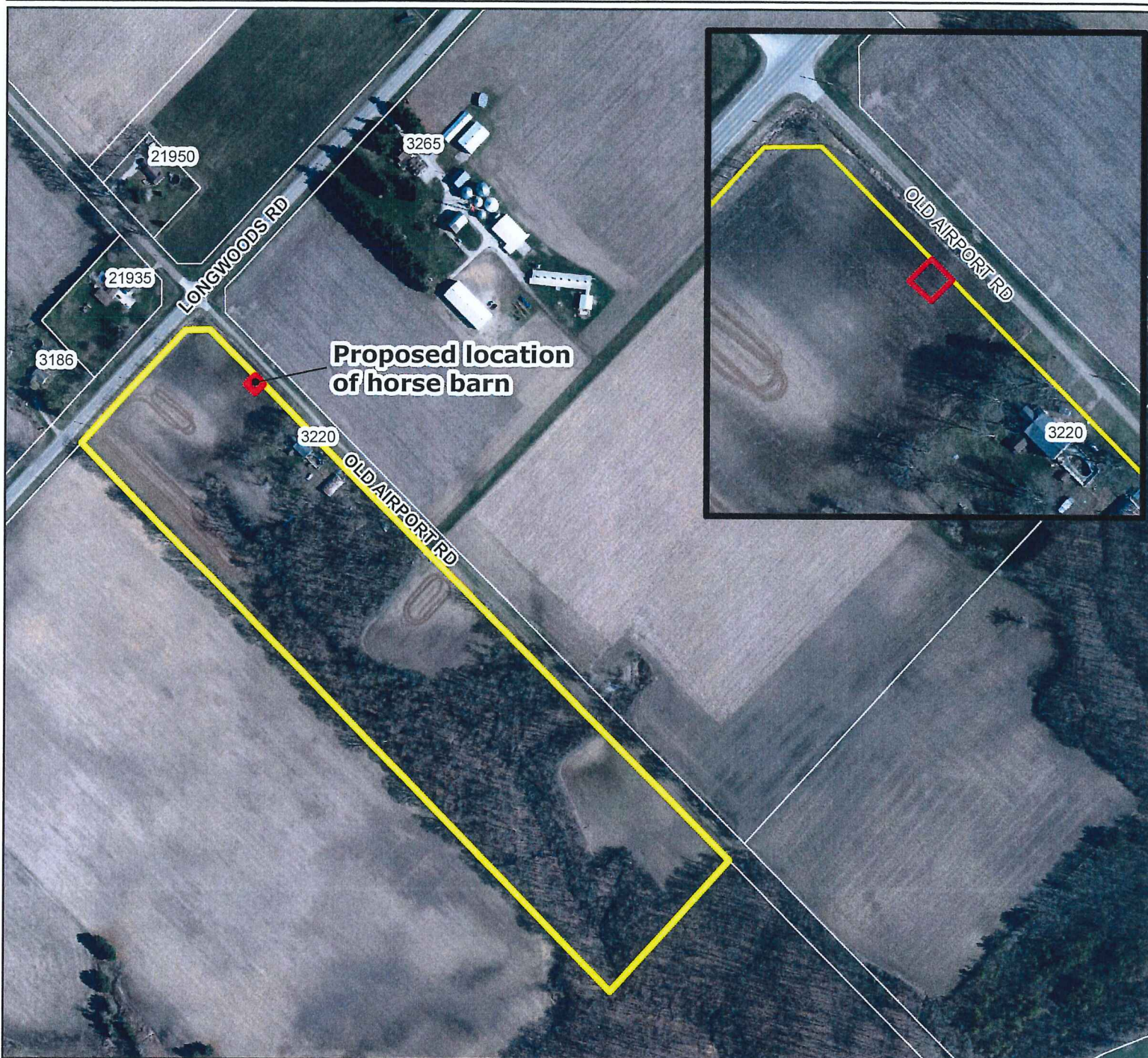
Applicant: Crystal & Josef Pruellage

Agent: Crystal Pruellage

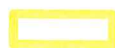
3220 Longwoods Rd  
RANGE 1S N PT LOT 5  
Municipality of Southwest Middlesex



## Municipality of SOUTHWEST MIDDLESEX KEY MAP



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399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
September, 2025



Lands subject to Minor Variance

1:5,000

0 30 60 120 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.