



NOTICE OF APPLICATION & PUBLIC MEETING

pursuant to Sections 22, 51 & 34
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION (39T-SM2502), OFFICIAL PLAN AMENDMENT (O5-2025) AND ZONING BY-LAW AMENDMENT (P7-2025)

OWNER:	Vaughan Developments Corp. c/o Christopher Vaughan
AGENT:	Zelinka Priamo Ltd. c/o Laura Jamieson
LOCATION:	Located north of South Street, Glencoe
ROLL NO.:	390600802007501

Purpose and Effect – Proposed Plan of Subdivision

The purpose and effect of the proposed plan of subdivision (File No.: 39T-SM2502) is to facilitate the development of the subject lands for the following purposes:

- 19 lots to support single detached dwellings (Lots 1-19)
- 12 lots to support semi-detached dwellings (Lots 20-31)
- 26 lots to support townhouse dwellings (Lots 32-57)
- A new public road that would connect to the east end of South Street is proposed to access the lands

The draft plan of subdivision has been attached for your information.

Purpose and Effect – Official Plan Amendment

The purpose of the Official Plan Amendment (File No.: O5-2025) is to change the land use designation of a portion of the subject lands from the 'Open Space' designation to the 'Residential' designation to facilitate the residential development of the lands.

In accordance with Section 22 (6.1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the Municipality of Southwest Middlesex has deemed this Official Plan Amendment application complete for the purposes of Sections 22(4) and 22(5) of the *Planning Act*.

Purpose and Effect – Zoning By-law Amendment

The purpose of the Zoning By-law Amendment (File No.: P7-2025) is to change the zoning of the following lots as shown on the proposed draft plan:

- **Lots 1-31**, from the 'Open Space (OS) Zone' to a site-specific 'Residential Second Density (R2-#) Zone' in order to permit single detached and semi-detached dwellings with reduced lot frontages of 10 metres (32.8 ft), whereas the parent R2 Zone requires a minimum lot frontage of 10.5 metres (34.4 ft);
- **Lots 32-57** from the 'Open Space (OS) Zone' to a site-specific 'Residential Third Density (R3-#) Zone' in order to permit townhouse dwellings with reduced lot frontages of 8 metres (26.2 ft) per unit, whereas the parent R3 Zone requires a minimum lot frontage of 30 metres (98.4 ft).

In accordance with Section 34(10.4) of the *Planning Act*, the Municipality of Southwest Middlesex has deemed this 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 north of the existing South Street Subdivision, in Glencoe. The lands are legally described RCP 431 PT LOT 27 RP 34R1616 PT PART 1, Municipality of Southwest Middlesex (Glencoe).

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 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 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.

Other Planning Act Applications: The southeastern portion of the property is subject to a previous draft plan approval for Phase 2 of the South Street Subdivision (File No. 39T-SWM 86001).

Other Information: If a person or public body would otherwise have the ability to appeal the decision of the County of Middlesex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 51(39) 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 County of Middlesex in respect of the proposed plan of subdivision, you **MUST** make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A, 2P1.

If you wish to be notified of the decision of County of Middlesex on the proposed official plan amendment, you **MUST** make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London Ontario, N6A 2P1

If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of 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 proposed official plan amendment is adopted, 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 Municipality of Southwest Middlesex before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

Notwithstanding the above, subsection 17(36) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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.

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

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
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Email: kkettler@southwestmiddlesex.ca

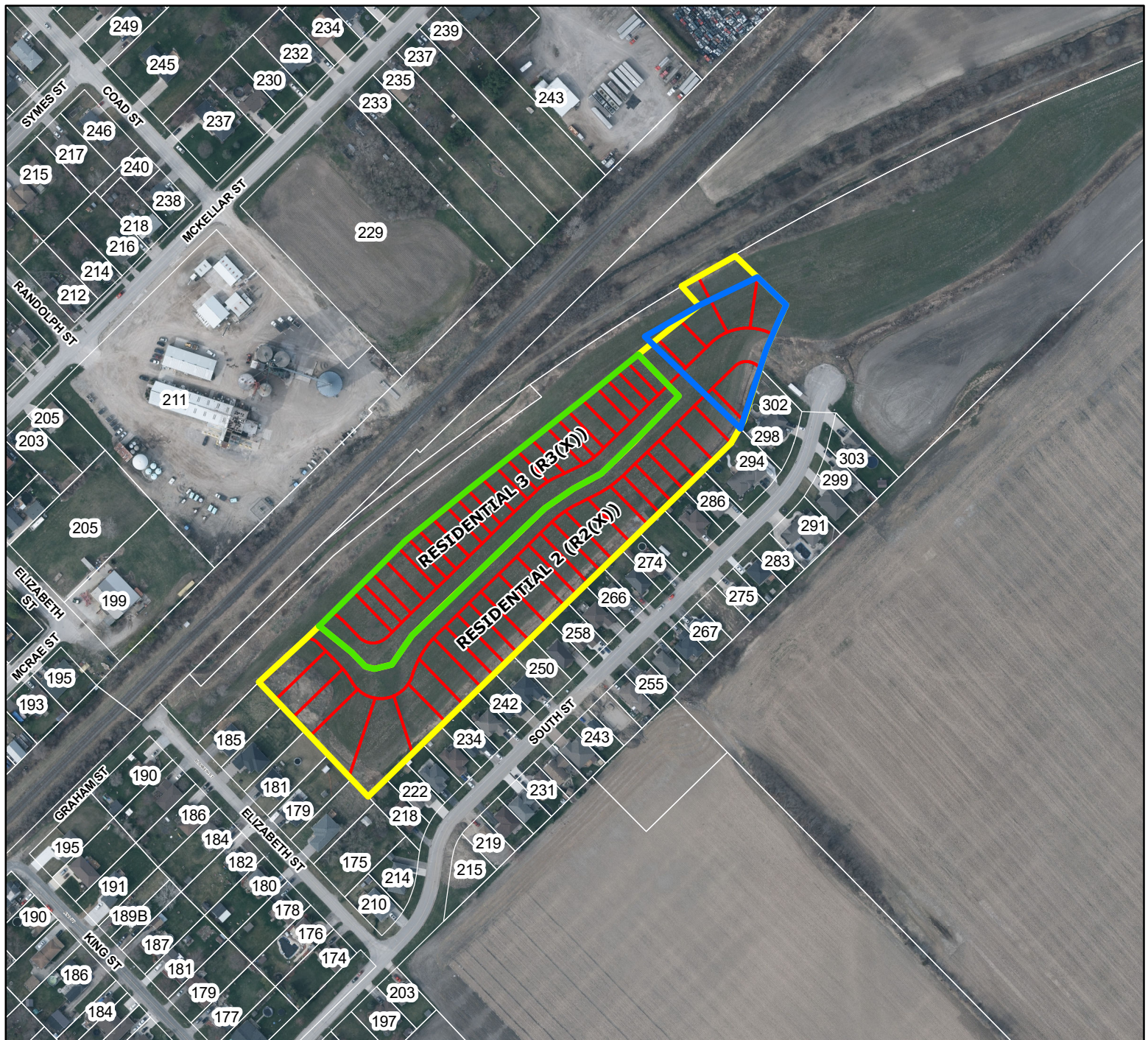
**APPLICATION FOR ZONING BY-LAW AMENDMENT (P7-2025)
APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 5-2025)
DRAFT PLAN OF SUBDIVISION (39T-SM2502)**



South Street Subdivision

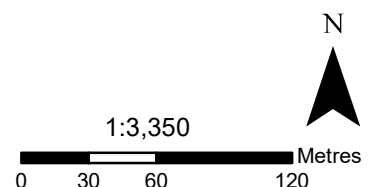
RCP 431 PT LOT 27 RP 34R1616 PT PART 1
Municipality of Southwest Middlesex

**Municipality of SOUTHWEST MIDDLESEX
KEY MAP**



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Planning Department
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September, 2025

- Lands to be rezoned from 'Open Space (OS)' to 'Residential Second Density (R2(X))'
- Lands to be rezoned from 'Open Space (OS)' to 'Residential Third Density (R3(X))'
- Lands to be redesignated from 'Open Space' to 'Residential'
- Draft plan of subdivision (39T-SM2502)



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.