



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (P13-2025)**

**OWNER:** Dion Custom Carpentry Inc.  
**LOCATION:** 22760 Pratt Siding Road, Pratt Siding  
**ROLL NUMBER:** 390600105008901

**Purpose and Effect**

The purpose and effect of Zoning By-law Amendment Application P13-2025 is to rezone the severed lands of Consent Application B1-2025 from the 'Hamlet Commercial (HC) Zone' to the 'Hamlet Residential (HR) Zone' to permit the construction of a single-detached dwelling. The application also proposes to rezone the retained lands of B1-2025 from the 'Hamlet Commercial (HC) Zone' to a site-specific 'Hamlet Commercial (HC-#) Zone' to permit a single-detached dwelling in addition to the commercial uses already permitted on the site.

The subject lands are designated 'Hamlet' within the Southwest Middlesex Official Plan and are zoned 'Hamlet Commercial (HC)' 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 northwest corner of Pratt Siding Drive and Concession Road (County Road 14) in the hamlet of Pratt Siding. The lands are legally described as Part of Lot 8, Concession 2; and Part 1, RP 34R2244, Municipality of Southwest Middlesex (Mosa).

**Hybrid Planning Act Public Meeting**

A hybrid (in person and electronic) statutory public meeting has been scheduled for **Wednesday February 18<sup>th</sup>, 2026 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](mailto:clerk@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday February 17<sup>th</sup>, 2026** 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 February 17<sup>th</sup>, 2026** 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**

This property was subject to Application for Consent B1-2025, which was approved by Council on May 20, 2025. The application created an additional lot for residential building purposes.

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.

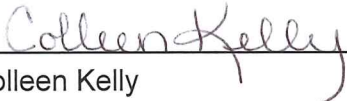
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, 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](mailto: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 January 2026.

  
Colleen Kelly  
Acting Clerk  
Municipality of Southwest Middlesex  
Telephone: (519) 287-2015  
Fax: (519) 287-2359  
Email: [clerk@southwestmiddlesex.ca](mailto:clerk@southwestmiddlesex.ca)



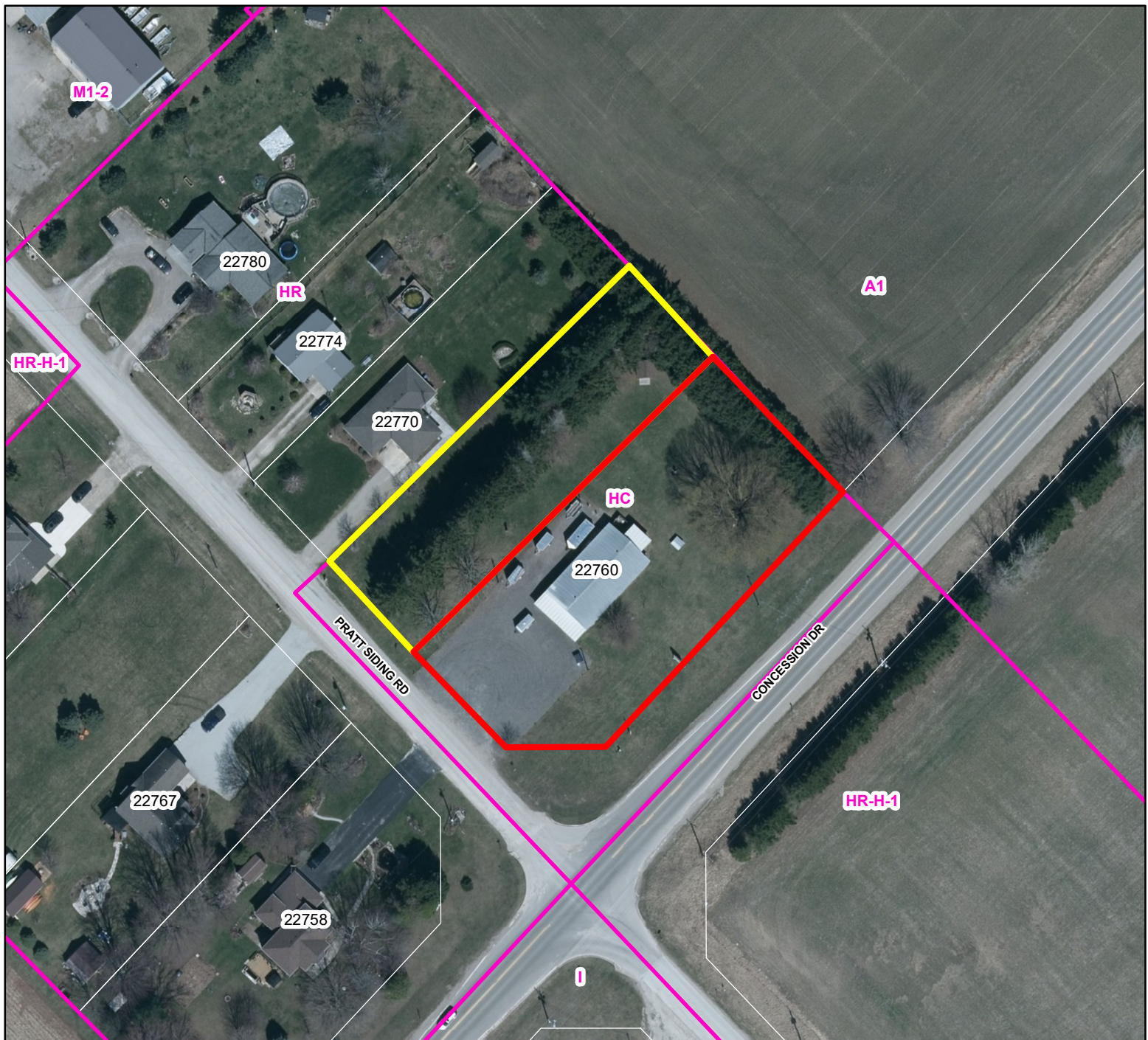
# APPLICATION FOR ZONING BY-LAW AMENDMENT (P13-2025)

Owners: Dion Custom Carpentry Inc.

22760 Prat Siding Rd  
CON 2 S PT LOT 8 RP 34R2244 PART 1  
Municipality of Southwest Middlesex



Municipality of **SOUTHWEST MIDDLESEX**  
**KEY MAP**



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Planning Department  
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(519) 434-7321  
December, 2025

- Lands to be rezoned from 'Hamlet Commercial (HC) Zone' to 'Hamlet Residential (HR) Zone'
- Lands to be rezoned from 'Hamlet Commercial (HC) Zone' to 'Hamlet Commercial site-specific (HC-#) Zone'
- Zone Boundary

1:1,170

0 10 20 40 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.