



**NOTICE OF APPLICATION &
PUBLIC MEETING**
pursuant to Sections 22, 34 & 53
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (O6-2025), ZONING BY-LAW
AMENDMENT (P15-2025) & CONSENT (B11-2025)

OWNER:	Silver Dove Estates Inc. (John and Sandra Benjamins)
AGENT:	Trevor Benjamins
LOCATION:	4838 Switzer Drive
ROLL NUMBER:	390600002005200

Purpose and Effect – Official Plan Amendment Application O6-2025

The purpose and effect of Application for Official Plan Amendment (O6-2025) is to establish an ‘Open Space Special Policy Area -1’ designation to permit a residential use in the form of a single unit dwelling and accessory building. Through Consent to Sever Application B11-2025 and Zoning By-law Amendment Application P15-2025, the applicants are requesting to create a rural residential lot. The single unit dwelling and accessory building are to be located on the proposed lot. The current Open Space designation within the Southwest Middlesex Official Plan does not permit residential uses. The lands contain the Silver Dove Estates campground.

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 Application P15-2025

The purpose and effect of Application for Zoning By-law Amendment (P15-2025) is to rezone the proposed severed lot requested through Consent to Sever Application B11-2025 **from** ‘site-specific Open Space (OS-5) Zone’ **to** ‘Rural Residential (RR) Zone’ to permit residential uses in the form of a single unit dwelling and accessory building. The retained lot, being the balance of the Silver Dove Estates campground, would remain unchanged.

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 34(10.2) of the *Planning Act*.

Purpose and Effect – Consent Application B11-2025

The purpose and effect of Consent to Sever Application B11-2025 is to sever a parcel of land for the creation of a rural residential lot. The property as a whole contains the Silver Dove Estates campground although the lands to be severed are vacant of buildings or structures. The lands would have access off Switzer Drive. Details regarding the proposed lot area and frontage for the lot to be severed and retained are shown in the table below. The lands are to be serviced by private well and septic system.

	Lands as a Whole	Lands to be Severed	Lands to be Retained
Lot Area (ha)	34.25 (84.64 ac)	0.78 (1.93 ac)	33.48 (82.73 ac)
Lot Frontage (m)	484 (1587.93 ft)	60 (196.85 ft)	424 (1391.08 ft)

As noted above, the retained lands contain a recreational use in the form of the Silver Dove Estates campground.

The subject lands are designated ‘Open Space’ within the Southwest Middlesex Official Plan and are zoned ‘site-specific Open Space (OS-5) Zone’ 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 north side of Switzer Drive, east of McArthur Road. The lands are legally described as Part of Lot 15, Range 1, SLR Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting
A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday February 18th, 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 or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday February 17th, 2026** 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.

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 February 17th, 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 or telephone at 519-287-2015.

OTHER PLANNING ACT APPLICATIONS

None.

OTHER INFORMATION

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 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, including appeal rights, contact Alana Kertesz, Planner I, at 519-930-1011 or at akertesz@middlesex.ca.

WRITTEN COMMENTS may be submitted to the Clerk/ 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 Clerk / Secretary-Treasurer.

DATED AT GLENCOE, ONTARIO this 28th day of January 2026.


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

**APPLICATIONS FOR ZONING BY-LAW AMENDMENT (P15-2025),
CONSENT (B11-2025) AND
OFFICIAL PLAN AMENDMENT (OPA 6 2025)**

Owners: Silver Dove Estates Inc. (John and Sandra Benjamins)

Agent: Trevor Benjamins

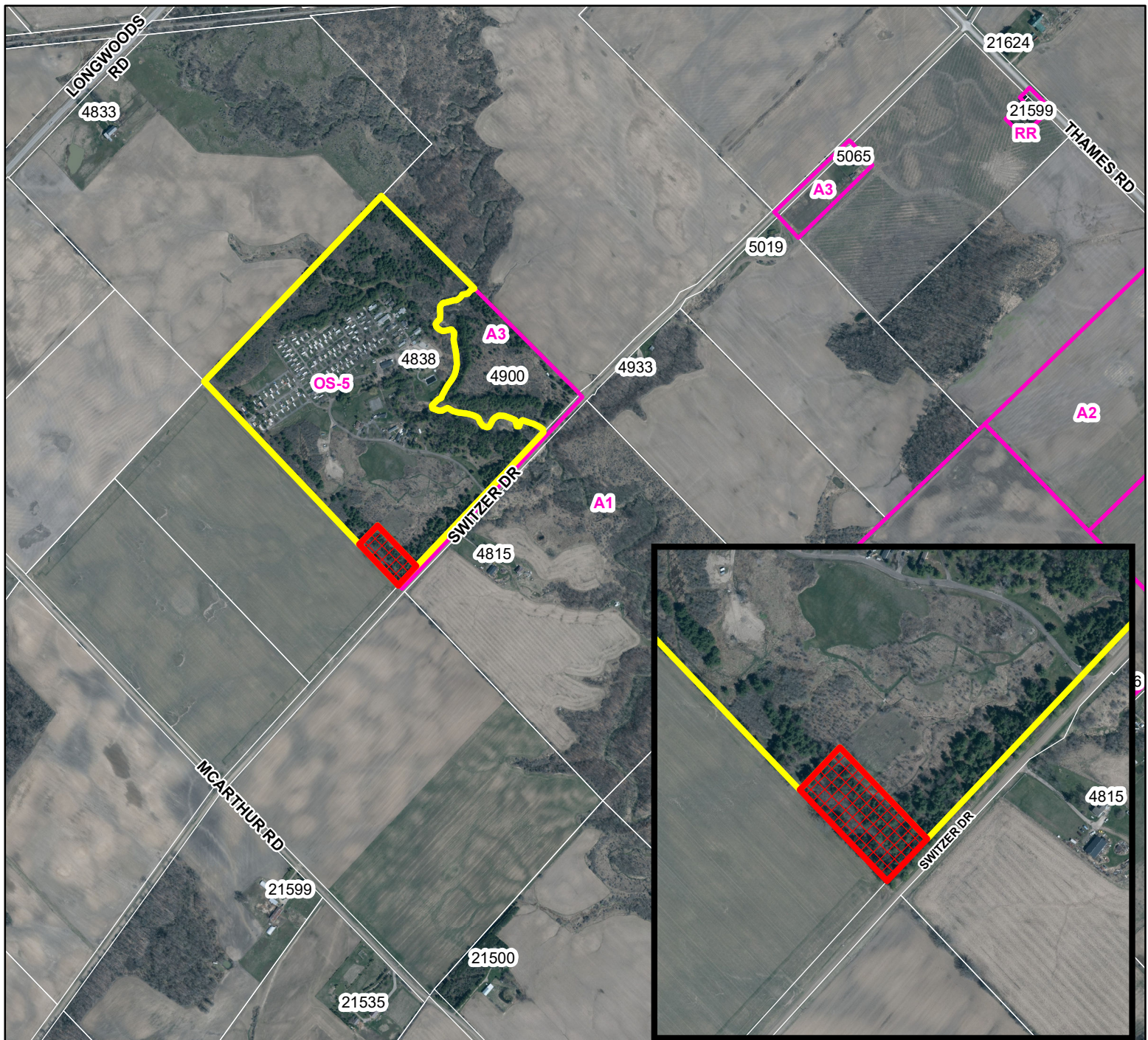
4838 Switzer Dr

EKFRID RANGE 1 SLR PT LOT 15

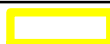
Municipality of Southwest Middlesex



**Municipality of SOUTHWEST MIDDLESEX
KEY MAP**



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
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Lands to be retained



**Lands to be severed and rezoned from 'Open Space (OS-5)
Zone' to 'Rural Residential (RR) Zone'
and re-designated from Open Space to Open Space
Special Policy Area #**



Zone Boundary

1:12,800

0 130 260 520 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.