



NOTICE OF APPLICATION & PUBLIC MEETING

pursuant to Sections 34 & 39
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR TEMPORARY USE AND ZONING BY-LAW AMENDMENT (P14-2025)

OWNER:	Paul Cieslak
AGENT:	Eng Plus Ltd. c/o Derrick Been
LOCATION:	5019 Glendon Drive (County Road 14)
ROLL NUMBER:	390600006002900

Purpose and Effect

The purpose and effect of this Application for Temporary Use is to permit the construction of a residential accessory building in the form of a garage/shop without having a principal dwelling on the property for a temporary period not to exceed three (3) years. Within three (3) years, the applicant will be required to remove the existing uninhabitable dwelling and construct a new single detached dwelling to ensure a residential use is the primary use of the lands or the shop would need to be removed.

The purpose and effect of this Application for Zoning By-law Amendment is to rezone the subject property from the 'Rural Residential (RR) Zone' to a 'site-specific Rural Residential (RR-#) Zone' to permit an accessory building with a height of 6.4 metres (30 ft) and a maximum floor area of 227 square metres (2443.41 ft²) whereas the zoning by-law permits a maximum height of 4.5 metres (14.76 ft) and a maximum floor area of 200 square metres (2152.78 ft²) for accessory buildings. Additionally, the application seeks to permit a single detached dwelling to have a setback of 33.5 metres (110 ft) from the centreline of an arterial road (Glendon Drive/County Road 14) whereas the by-law requires buildings and structures to be setback at least 38 metres (124.8 ft) from the centreline of an arterial road.

The applicant is seeking to construct a garage/shop on the subject property prior to constructing their principal dwelling, as the existing shop at their current residence will be removed to accommodate a new single detached dwelling, leaving them without a shop during the transition. The applicant is requesting the increased height and area for the shop to provide sufficient space to accommodate vehicles and an RV. The applicant is requesting the reduced front yard setback for the dwelling to allow the dwelling to be centered on the lot while also allowing an adequate distance from Glendon Drive (County Road 14) with regard to traffic noise, salt spray, etc.

The subject lands are designated 'Agricultural' within the Southwest Middlesex Official Plan and are zoned 'Rural Residential (RR) Zone' 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 south side of Glendon Drive (County Road 14), between McArthur Road and Thames Road (County Road 8), just outside of the hamlet of Appin. The lands are legally described as North Part of Lot 14, Concession 1, and designated as Part 1 and on RP 34R1890, 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 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 Alana Kertesz, Planner, 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 Clerk / 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

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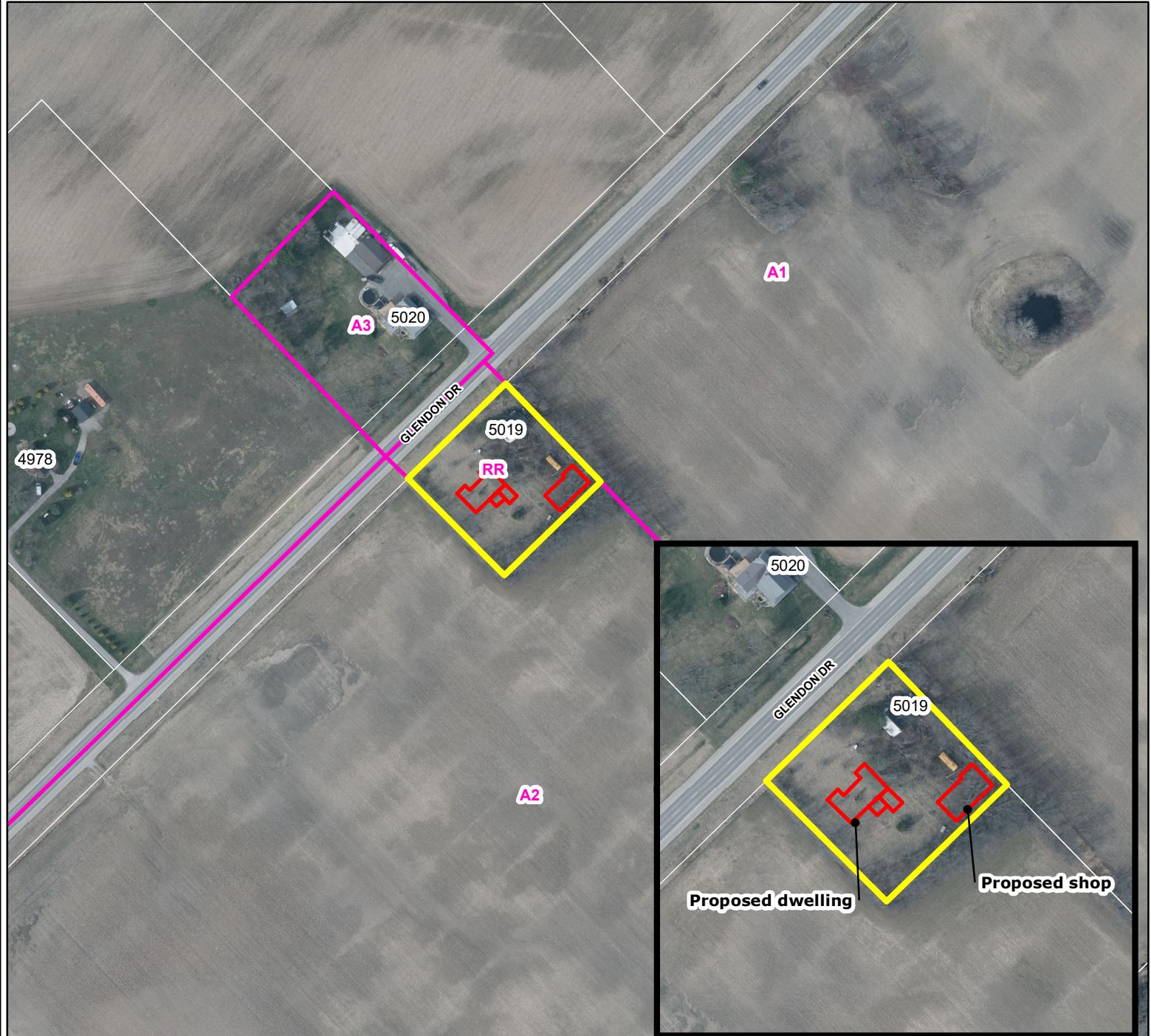
Owners: Paul Cieslak

Agent: Eng Plus Ltd. - Derrick Been

5019 Glendon Dr
CON 1 N PT LOT 14 RP 34R1890 PART 1
Municipality of Southwest Middlesex



Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



Lands to be rezoned from 'Rural Residential (RR) Zone' to
'Rural Residential Temporary Use (RR-1-T) Zone' and 'site-specific Rural Residential (RR-#) Zone'

Zone Boundary

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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
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1:2,500

0 25 50 100 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.