



NOTICE OF INTENT
pursuant to Section 36(4)
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATION FOR REMOVAL OF A HOLDING SYMBOL (P5-2026)

OWNER:	Arvai Developments Inc.
AGENT:	Siv-ik Planning & Design Inc.
LOCATION:	North side of Appin Road (County Road 14), east of Stella Avenue, Glencoe
ROLL NUMBER:	390600801050030 & 390600801050100

TAKE NOTICE that Municipal Council will, no sooner than July 15, 2026 at their regular meeting, consider a by-law to remove the holding (H) symbol from the zoning of certain lands.

The subject lands are located on the north side of Appin Road (County Road 14), east of Stella Avenue. The lands are legally described as 34RD32 PART 22 REG COMP PLAN 374 LOT 22 & 34RD32 PART 20 REG COMP PLAN 374 LOT 20, Municipality of Southwest Middlesex (Glencoe).

Purpose and Effect

The subject lands are zoned Residential Third Density (R3-H-12-H-13) and are subject to the 'H-12' and 'H-13' holding symbols. The applicants are seeking to remove the holding symbols from the lands.

Removal of the 'H-12' holding symbol is contingent upon confirmation of adequate municipal water and sanitary services. This condition is capable of being satisfied, as infrastructure upgrades are currently underway for the Victoria Street Sanitary Pump Station Project and are anticipated to be finalized this summer.

Removal of the 'H-13' holding symbol is contingent upon confirmation that a warning clause related to noise and dust associated with the neighbouring industrial lands has been registered on the title of the lands. This condition is capable of being satisfied through an agreed approach with the Municipality.

Removal of the holding symbol will permit construction of the proposed townhouse dwellings to commence.

A location map is attached for reference.

OTHER PLANNING ACT APPLICATIONS: None.

OTHER INFORMATION:

Subsection 36(3) 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

DATED AT GLENCOE, ONTARIO this 25th day of June, 2026.



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

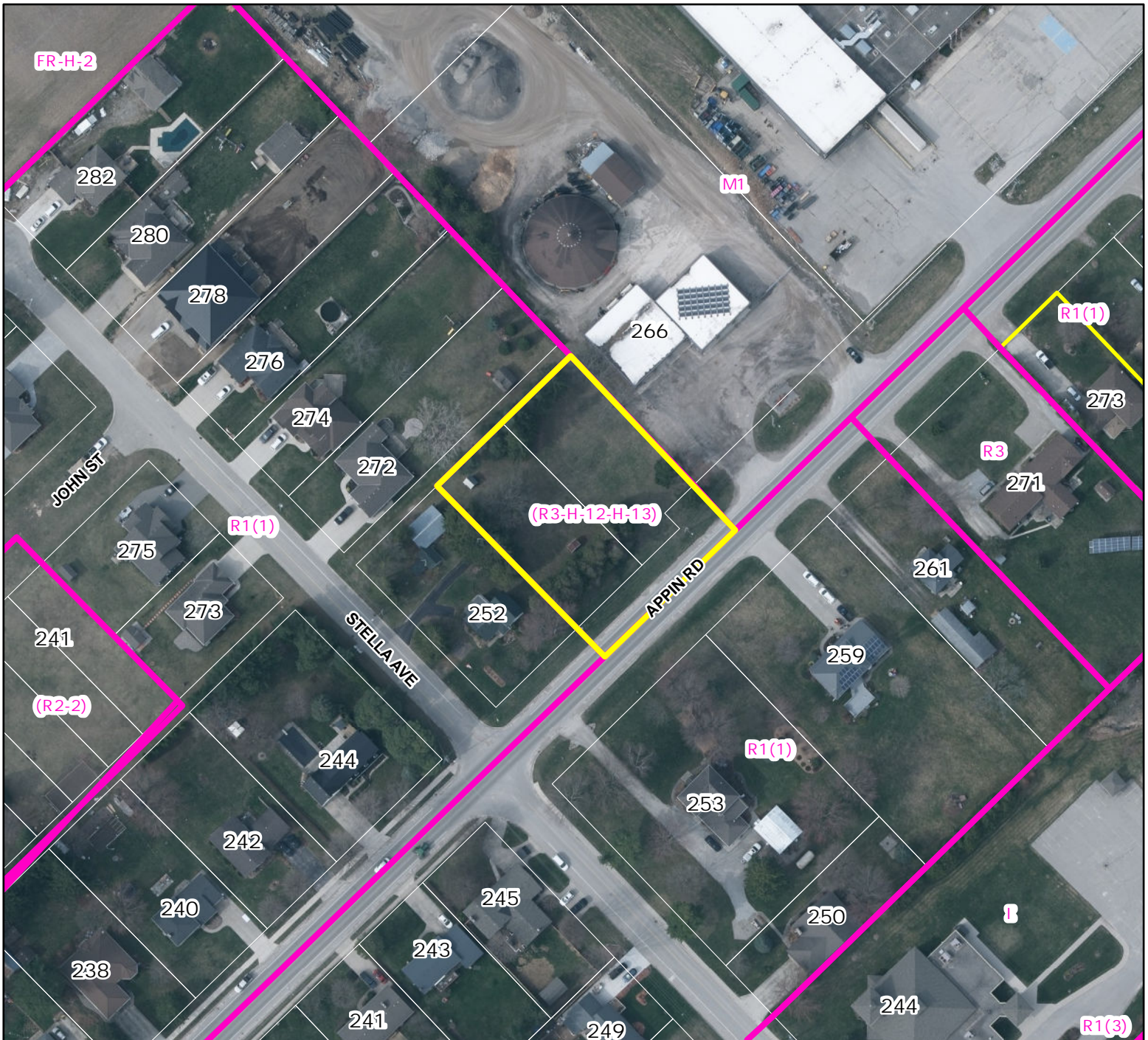
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Owners: ARVAI DEVELOPMENTS INC



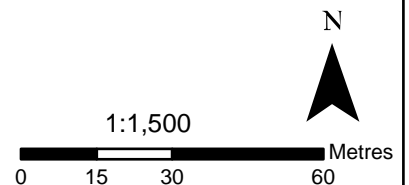
Appin Road
34RD32 PART 22 REG COMP PLAN 374 LOT 20 & 22
Municipality of Southwest Middlesex

Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



- Lands subject to removal of holding symbol
- Zone Boundary

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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.