



Notice of Public Meeting
pursuant to Section 53
of the *Planning Act*, R.S.O. 1990, as amended

Application for Consent (B6-2026)

Owners: 1926628 Ontario Inc. (Waverly Homes) c/o Yasser Yanni
Agent: Strik Baldinelli Moniz c/o Paul Hinde and Hanna Reitsch von Daudt Mohn
Location: Part of Lot 1, Concession 1 (Mosa); and Part 1 of RP 34R223
Roll Number: 390600105016000

Purpose and Effect

The purpose and effect of this application is to separate lands designated for residential development within the Glencoe Settlement Area Boundary from the agricultural lands located outside the settlement boundary on the same parcel.

The proposed severed parcel has approximately 294 metres (965 ft) of frontage on Centreville Drive and an area of approximately 19.71 hectares (48.7 acres). The lands are currently vacant and in agricultural production.

The proposed retained parcel has approximately 97.2 metres (319 ft) of frontage on Centreville Drive and 262 metres (859.6 ft) of frontage on Main Street (County Road 80). The lands would be approximately 14.5 hectares (35.8 acres) in size. These lands are subject to Draft Approved Plan of Subdivision File No. 39T-SM2001, which received draft approval on August 10, 2021. The applicant is currently working to satisfy the conditions of draft approval, and the plan of subdivision has not yet received final approval.

The lands to be severed are designated 'Agricultural', within the Southwest Middlesex Official Plan, and zoned 'General Agricultural (A1)' within the Southwest Middlesex Zoning By-law. The lands to be retained are designated 'Residential', and zoned 'Residential First Density (R1(1)H-1)' with holding provision 1, 'Residential Second Density (R2-H-1)' with holding provision 1, 'Residential Third Density (R3-H-1-H-10)' with holding provisions 1 and 10, and Open Space (OS).

See end of notice for Location Map

Description and Location of Subject Lands

The subject lands are located on the west side of Main Street (County Road 80), with frontage on the north side of Centreville Drive. The lands are legally described as Part of Lot 1, Concession 1 (Mosa); and Part 1 of RP 34R223, Municipality of Southwest

Middlesex.

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled for Wednesday August 19, 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 at clerk@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by noon on Tuesday August 18, 2026 before the meeting in order to provide comment/oral submissions. 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 individuals who indicate in their written submissions that they intend to make oral submissions at the meeting to provide electronic access instructions.

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 August 18, 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 Applications

The subject lands are also subject to the above-noted Draft Plan of Subdivision (File No. 39T-SM2001), as well as an Application for Zoning By-law Amendment (File No. P10-2020), which was approved on November 24th, 2021.

Additional information regarding the application will be available to the public for inspection at the Southwest Middlesex Municipal Offices located at 153 McKellar Street, Glencoe.

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

Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to the Secretary-Treasurer.

The applicant, the Minister or a specified person or public body that has an interest in the matter may, within 20 days of the date of the notice of decision, appeal to the Ontario Land Tribunal against the decision of the Committee by filing a notice of appeal with the Secretary-Treasurer.

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give provisional consent, the Tribunal may dismiss the appeal.

Notwithstanding the above, subsection 53(19) of the Planning Act defines the parties that are eligible to appeal the consent decision to the Ontario Land Tribunal.

Dated at Glencoe, Ontario this 27th day of July, 2026.

Originally Signed

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

Location Map

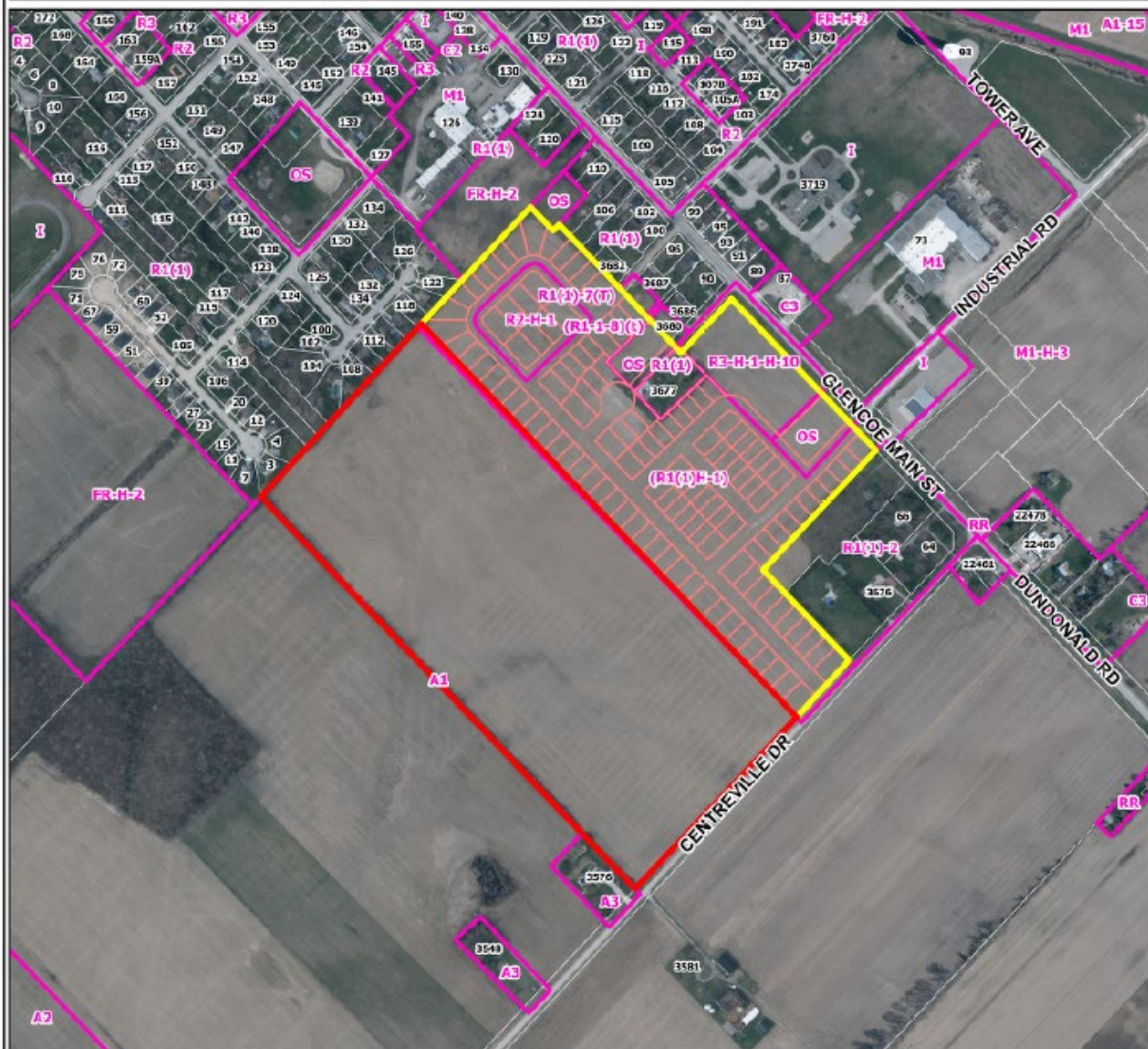
APPLICATION FOR CONSENT: B6-2026

Applicant/Agent: Paul Hinde & Hannah Reitsch von Daudt Mohn (SBM)



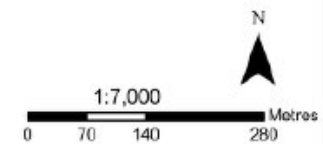
MOSA CON 1 S PT LOT 1 RP 34R223 PART 1
Municipality of Southwest Middlesex

**Municipality of SOUTHWEST MIDDLESEX
KEY MAP**



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Planning Department
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(519) 434-7321
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- Lands to be severed
- Lands to be retained and subject to Draft Plan of Subdivision 39T-SM2001
- Zoning
- Draft Plan of Subdivision 39T-SM2001



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.