



NOTICE OF PUBLIC MEETING

pursuant to Section 45
of the *Planning Act*, R.S.O. 1990, as
amended

APPLICATION FOR MINOR VARIANCE (A7-2026)

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 Minor Variance Application A7-2026 is to permit a lot area of 19 hectares (47 acres) and a lot frontage of 290 metres (951.4 feet), whereas the Zoning By-law requires a minimum of lot area of 40 hectares (98 acres) and minimum lot frontage of 300 metres (984 feet) in the General Agricultural (A1) Zone.

The proposed variances would satisfy a condition of approval for Application for Consent B6-2026, which was conditionally approved on August 19, 2026. The application severed the subject lands from a residential parcel located within the settlement boundary of Glencoe.

The subject lands are designated *Agricultural* in the Southwest Middlesex Official Plan and are zoned *General Agricultural (A1)* under 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 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 on **Wednesday October 21st, 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 October 20th, 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 persons who indicate in their written submissions that they intend 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 October 20th, 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

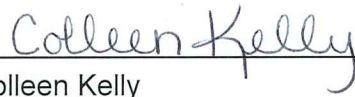
In addition to the Application for Consent B6-2026 mentioned above, the retained portion of the subject lands is subject to a Draft Plan of Subdivision (File No. 39T-SM2001) and an Application for Zoning By-law Amendment (File No. P10-2020), which was approved on November 24, 2021.

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 matter, contact Erin Besch, Planner at 519-930-1010 at ebesch@middlesex.ca

Written comments may be submitted to the Secretary-Treasurer prior to the meeting. 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.

Dated at Glencoe, Ontario this 6th day of October 2026.

A handwritten signature in cursive script that reads "Colleen Kelly". The signature is written in dark ink and is positioned above a horizontal line.

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

APPLICATION FOR MINOR VARIANCE: A7-2026

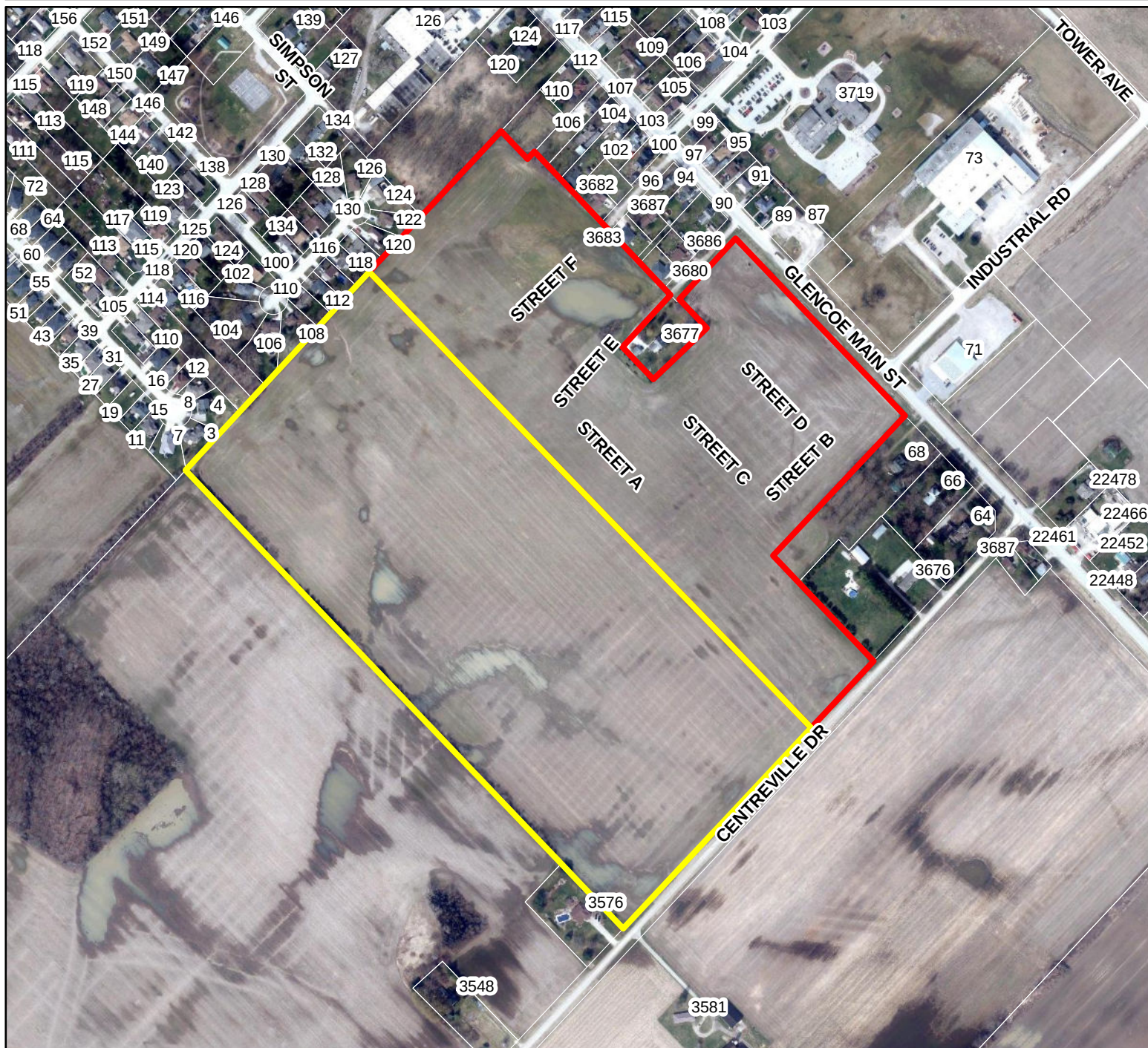
Owner: Yasser Yanni

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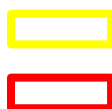


MOSA CON 1 S PT LOT 1 RP 34R223 PART 1
Municipality of Southwest Middlesex

Municipality of SOUTHWEST MIDDLESEX
KEY MAP



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Planning Department
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(519) 434-7321
September, 2026



Severed lands of Consent B6-2026
subject to Minor Variance

Retained Lands of Consent B6-2026

1:6,000

0 37.5 75 150 Metres

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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.