



NOTICE OF PUBLIC MEETING

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

APPLICATION FOR MINOR VARIANCE (A9-2026)

OWNERS: Robert and Valerie Van Roessel
LOCATION: 22033 Hagerty Road (County Road 1)
ROLL NUMBER: 390600400107903

Purpose and Effect

The purpose and effect of the Application for Minor Variance is to permit the construction of a detached accessory building with a floor area of 111.5 m² (1,200 sq ft) and a height of 5.8 m (19 ft), whereas the Zoning By-law permits a maximum floor area of 100 m² (1,076 sq ft) and a height of 4.5 m (14.7 ft) for accessory buildings in a residential zone. Additionally, the application requests to permit the accessory building to be located in the exterior side yard, being closer to Talbot Street than the main dwelling.

The subject lands are approximately 1,416 m² (15,241 ft²) in size and contains a single detached dwelling and garden shed. The subject lands are serviced by municipal water and sanitary systems and have an existing access off of Hagerty Road (County Road 1).

The subject lands are designated 'Residential' within the Southwest Middlesex Official Plan and are zoned 'Residential First Density (R1(1))' 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 west side of Hagerty Road (County Road 1), just north of the Talbot Street extension in Wardsville. The lands are legally described as Part of Lots 157 and 158 of Plan 218, Municipality of Southwest Middlesex (Mosa).

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

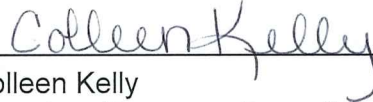
None.

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

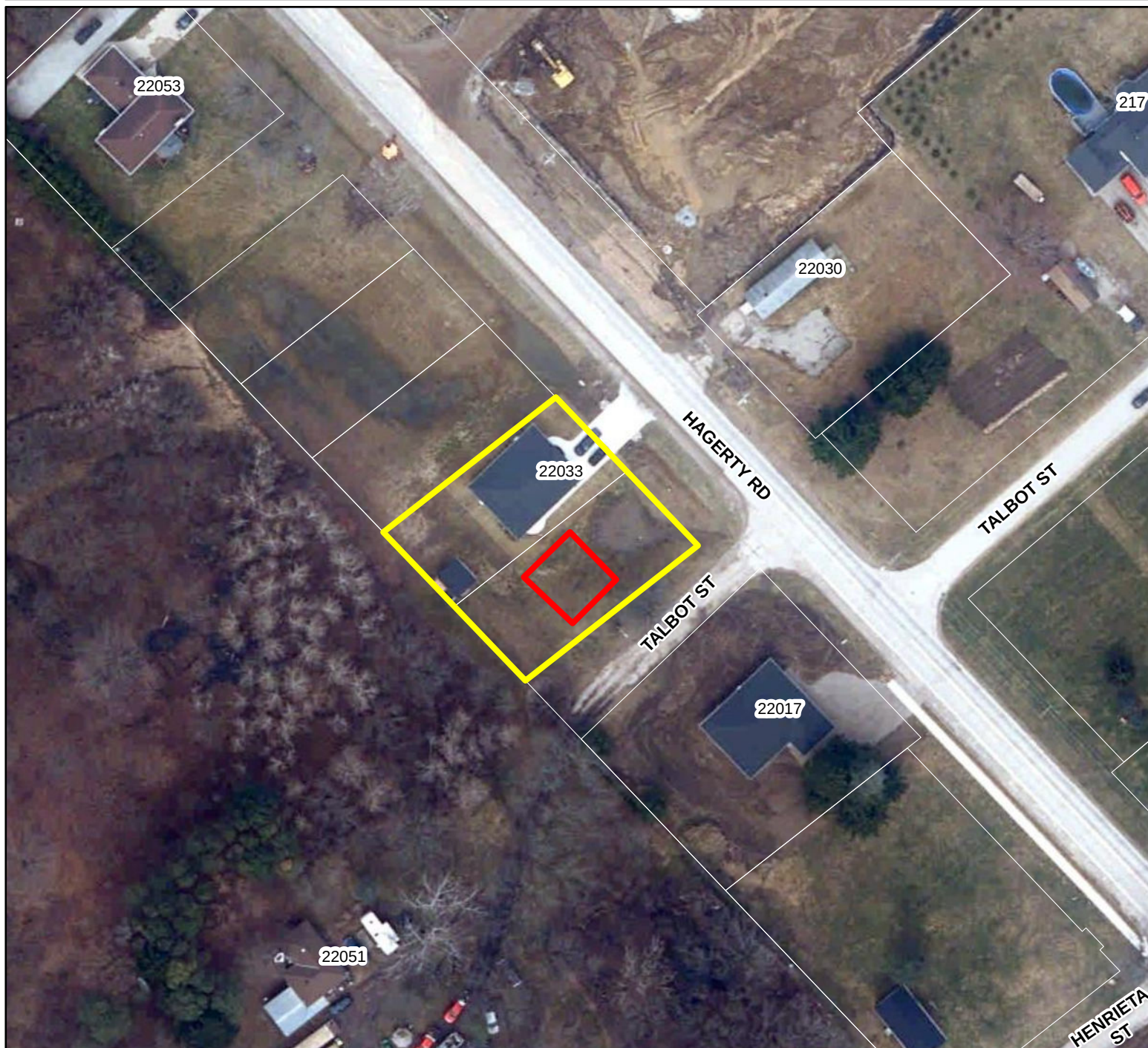
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22033 Hagerty Road
PLAN 218 PT LOT 158 and PLAN 218 PT LOT 157
Municipality of Southwest Middlesex



Municipality of SOUTHWEST MIDDLESEX
KEY MAP



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(519) 434-7321
October, 2026



Lands subject to Minor Variance



Proposed garage location

1:1,000

0 5 10 20 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.