NOTICE OF APPLICATION & PUBLIC MEETING

pursuant to Sections 22 & 34 of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (8-2026) & ZONING BY-LAW AMENDMENT (P7-2026)

OWNER:	**R.W. Bowering Company Ltd. c/o Harry Bowering**
AGENT:	**Strik Baldinelli Moniz Ltd. c/o Sandra Congdon/Nick Dyjach**
LOCATION:	**6303 & 6305 Glendon Drive (County Road 14)**
ROLL NUMBER:	**390600005001200 and 390600005001100**

Purpose and Effect – Official Plan Amendment Application 8-2026

The purpose and effect of the proposed Official Plan Amendment is to add a site-specific policy to the Agricultural designation of the Southwest Middlesex Official Plan to permit a second detached accessory building containing an Additional Residential Unit (ARU). The proposal would allow two additional dwelling units in separate detached accessory buildings, in addition to the principal dwelling, for a total of three dwelling units on the property. The Agricultural designation would be maintained.

In accordance with Section 22(6.1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the Municipality of Southwest Middlesex has deemed this Official Plan Amendment application complete for the purposes of Sections 22(4) and 22(5) of the *Planning Act*.

Purpose and Effect - Zoning By-law Amendment Application P7-2026

The purpose and effect of the proposed Zoning By-law Amendment is to establish site-specific provisions for the lands, currently zoned A1-8, to permit two additional dwelling units in separate detached accessory buildings and a maximum floor area of 125 m² for each additional dwelling unit. The application requests relief from Section 4.22 of the Southwest Middlesex Zoning By-law, which permits only one additional dwelling unit in a detached structure.

The property contains the principal dwelling at 6303 Glendon Drive and an existing additional dwelling unit at 6305 Glendon Drive. One new detached building containing an additional dwelling unit, with a proposed floor area of 125 m² and height of 4.0 metres, is proposed. The existing agricultural use and buildings would be maintained. Private well and septic servicing are proposed.

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 34(10.2) of the *Planning Act*.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the south side of Glendon Drive (County Road 14), east of Springfield Road. The lands are legally described as Part of Lots 3 and 4, Concession 1, Municipality of Southwest Middlesex (Ekfrid).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday December 16th, 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 December 15th, 2026** before the meeting in order to provide comment/oral submissions as a Delegate during the Oral Submissions of Delegates 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 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 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 December 15th, 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

Official Plan Amendment

If you wish to be notified of the decision of County of Middlesex on the proposed official plan amendment, you MUST make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London Ontario, N6A 2P1

If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of 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 proposed official plan amendment is adopted, 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 Municipality of Southwest Middlesex before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

Notwithstanding the above, subsection 17(36) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Zoning By-law Amendment

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

WRITTEN COMMENTS may be submitted to the Clerk prior to the meeting. Requests for copies of the decision of Council must be in writing and addressed to the Clerk.

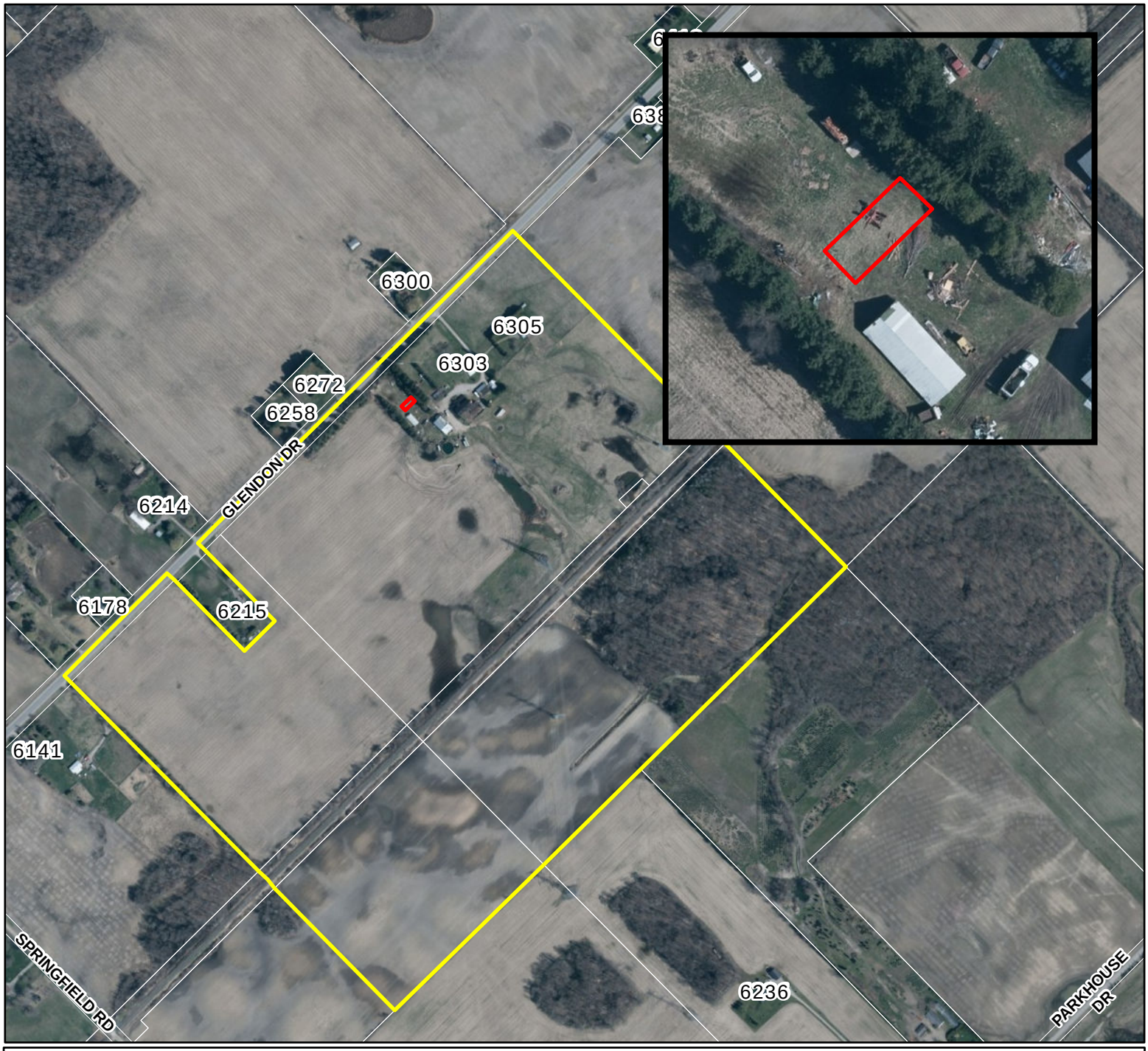
DATED AT GLENCOE, ONTARIO this 24th day of November 2026.

Colleen Kelly

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P7-2026)
APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 8-2026)
Applicant/Owner: R W BOWERING COMPANY LIMITED
C/O Harry Bowering
Agent: Sandra Congdon; Strik Baldinelli Moniz
6303 Glendon Drive
CON 1 N PT LOT 3 & EKFRID CON 1 PT LOT 4
Municipality of Southwest Middlesex

Municipality of SOUTHWEST MIDDLESEX
KEY MAP



middlesex county

Subject Lands

Proposed ARU

N

1:8,000

0 80 160 320 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.

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