



## NOTICE OF APPLICATION AND PUBLIC MEETING

pursuant to Section 34  
of the Planning Act, R.S.O. 1990, as  
amended

### APPLICATION FOR ZONING BY-LAW AMENDMENT (P2-2025)

<b>OWNERS:</b>	<b>Glencoe Presbyterian Church</b>
<b>AGENT:</b>	<b>Lu Brulé</b>
<b>LOCATION:</b>	<b>177 Main Street (County Road 80)</b>
<b>ROLL NUMBER:</b>	<b>390600802003300</b>

#### Purpose and Effect

The purpose and effect of the Application for Zoning By-law Amendment (P2-2025) is to implement a condition of Consent B12-2024, which was conditionally approved by the Committee of Adjustment on June 19<sup>th</sup>, 2024. Application for Zoning By-law P2-2025 proposes to rezone a portion of the retained lot from the Residential First Density One (R1(1)) Zone to the Institutional (I) Zone, being the lands currently used for church parking. The intent of the rezoning is to ensure the entirety of the retained lot (the Glencoe Presbyterian Church) is zoned Institutional (I) Zone. There is no zone change proposed for the severed lot of Consent B12-2024 (being the residential dwelling).

The subject lands are designated 'Downtown Core' and 'Residential' within the Southwest Middlesex Official Plan and are zoned 'Institutional (I) Zone' and 'Residential First Density One (R1(1))' within the Southwest Middlesex Zoning By-law.

A location map is attached for reference.

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 (10.2) of the *Planning Act*.

#### Description and Location of Subject Lands

The subject lands are located on the northeast side of Glencoe Main Street (County Road 80), between Graham Street and South Street in Glencoe, with additional frontage on Victoria Street. The lands are legally described as CON 1PT LOT 24 PLAN 159 BLK A LOTS 7 AND 14 & REG COMP PLAN 431 LOT 29, Municipality of Southwest Middlesex (Glencoe).

#### Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday February 19<sup>th</sup>, 2025 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](mailto:clerk@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday February 18<sup>th</sup>, 2025** before the meeting in order to provide comment/oral submissions as a Delegate during the Oral Submissions of Delegates (Part D) 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 D) 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 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 February 18<sup>th</sup>, 2025** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email [clerk@southwestmiddlesex.ca](mailto:clerk@southwestmiddlesex.ca) or telephone at 519-287-2015.

**OTHER PLANNING ACT APPLICATIONS**

As noted, this property is also subject to Consent Application B12-2024 which was conditionally approved by the Committee of Adjustment on June 19th, 2024.

*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.*

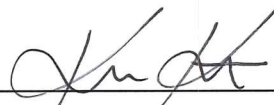
*If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Southwest Middlesex before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, 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](mailto:ebesch@middlesex.ca).*

**WRITTEN COMMENTS** may be submitted to the Secretary-Treasurer prior to the meeting. Requests for copies of the decision of Council or notice of adjournment of hearing, if any, must be in writing and addressed to the Secretary-Treasurer.

**DATED AT GLENCOE, ONTARIO** this 29<sup>th</sup> day of January, 2025.



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Kendra Kettler  
Secretary-Treasurer Committee of Adjustment  
Municipality of Southwest Middlesex  
Telephone: (519) 287-2015  
Fax: (519) 287-2359  
Email: [clerk@southwestmiddlesex.ca](mailto:clerk@southwestmiddlesex.ca)

# APPLICATION FOR ZONING BY-LAW AMENDMENT (P2-2025)

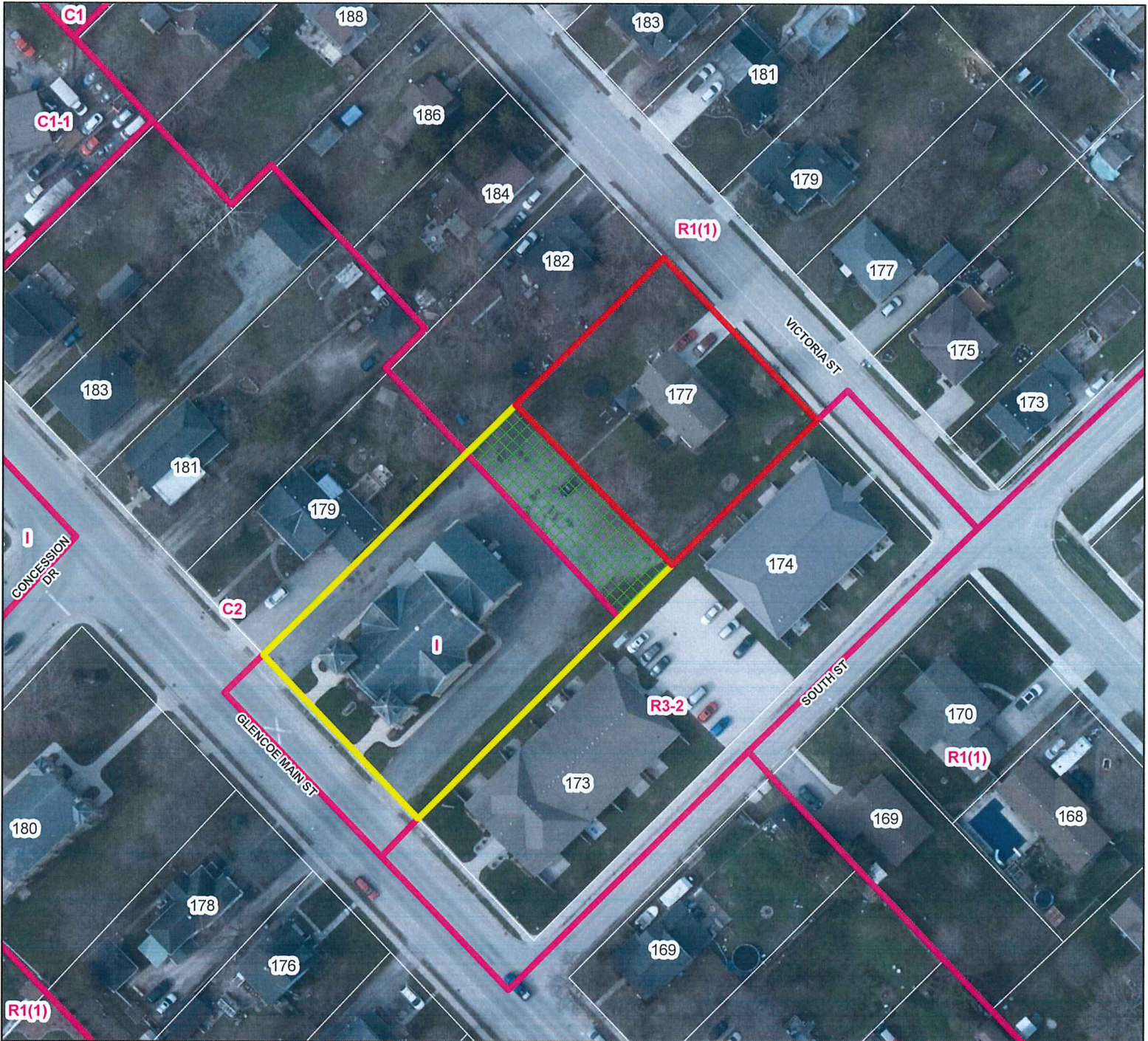
Owners: Glencoe Presbyterian Church

Agent: Lu Brule

177 Main Street (County Road 80), Glencoe  
CON 1 PT LOT 24 PLAN 159 BLK A LOTS 7 AND 14 &  
REG COMP PLAN 431 LOT 29  
Municipality of Southwest Middlesex



## Municipality of SOUTHWEST MIDDLESEX KEY MAP



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Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
January, 2025

- Severed lot of Consent B12-2024 (no zone change)
- Retained lot of Consent B12-2024
- Lands to be rezoned from Residential First Density One (R1(1)) Zone to Institutional (I) Zone
- Zone Boundary

1:1,000



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.