



NOTICE OF PUBLIC MEETING

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (P16-2021)

OWNER:	KLM Holdings Inc. c/o Marco De Melo
AGENT:	Strik Baldinelli Moniz (SBM) Ltd.
LOCATION:	196 McRae Street, Glencoe
ROLL NUMBER:	390600801005200

Purpose and Effect

The purpose and effect of the Zoning By-law Amendment Application is to rezone Severed Parcels 1-3 and the retained lands through Consent B12-2021 from the 'Residential First Density (R1(1)) Zone' each to a new site-specific 'Residential Second Density (R2-#) Zone' as described below.

- Rezone **Severed Parcel 1** from the **R1(1) Zone** to a **R2-# Zone** to limit the permitted uses to a single unit dwelling and to allow for a reduced minimum frontage of 10.3 metres (33.8 ft), whereas the parent (R2) Zone requires a minimum frontage of 12 metres (39.4 ft).
- Rezone **Severed Parcel 2** from **R1(1) Zone** to a **R2-# Zone** to limit the permitted uses to a single unit dwelling and to allow for a reduced minimum frontage of 10.5 metres (34.4 ft), whereas the parent (R2) Zone requires a minimum frontage of 12 metres (39.4 ft).
- Rezone **Severed Parcel 3** from the **R1(1) Zone** to a **R2-# Zone** to limit the permitted uses to a single unit dwelling and to allow for a reduced exterior side yard setback of 5.2 metres (17 ft), whereas the parent (R2) Zone requires minimum exterior side yard setback of 6 metres (19.7 ft).
- Rezone the **retained lands** from the **R1(1) Zone** to a **R2-# Zone** to limit the permitted uses to a single unit dwelling and converted dwelling.

A location map is attached for reference.

This Zoning By-law Amendment Application was originally considered by Council at the November 24th, 2021 Council meeting. The application proposed to rezone the lands to permit semi-detached units in addition to single detached dwellings and was approved in principle with the final reading of the by-law to be considered at a future meeting once a deposited reference plan has been received. The applicants have since revised the rezoning request. Additionally, as mentioned, this property is also subject to Application for Consent B12-2021 which was conditionally approved by Council on November 24th, 2021 with the decision being revised and conditionally granted by Council on March 22nd, 2023.

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 at the southwest corner of Elizabeth Street and McRae Street in Glencoe. The lands are legally described as Plan 292, Part Block 'N', Lots 6 and 7, Municipality of Southwest Middlesex (Glencoe).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday April 17th, 2024 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 April 16th, 2024** 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.

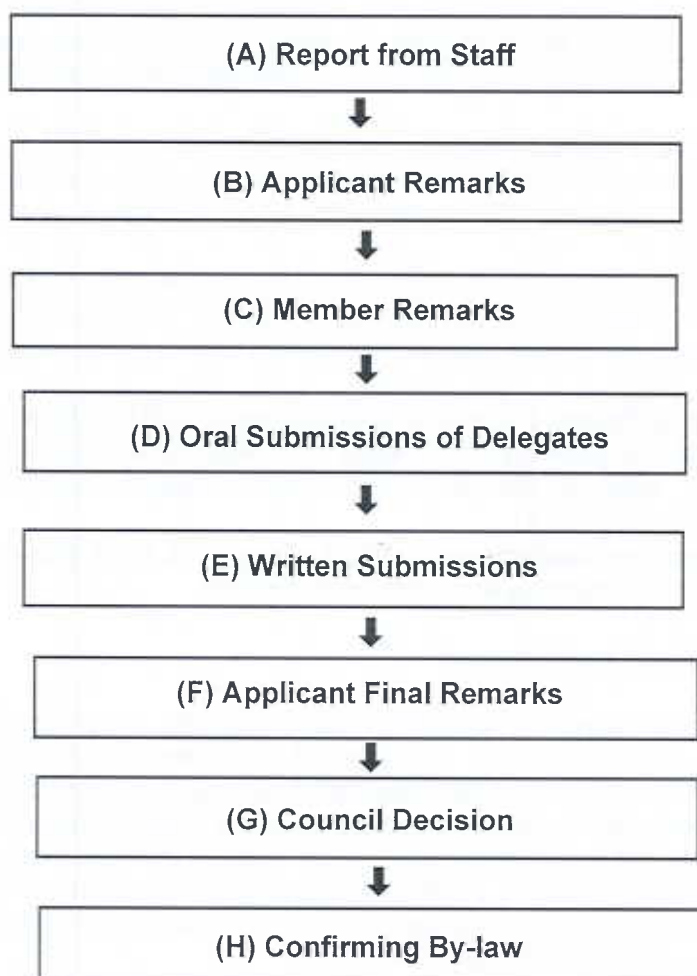
The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions.

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 April 16th, 2024** 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.

Order of Meeting



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.

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 28th day of March, 2024.

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