



NOTICE OF PUBLIC MEETING
 pursuant to Section 45
 of the *Planning Act, R.S.O. 1990, c. P.13* as amended

APPLICATION FOR MINOR VARIANCE A4/2022

OWNER: Dave McEachren
LOCATION: 4087 Olde Drive
ROLL NO.: 390600007005100

Purpose and Effect of the Application

The purpose and effect of the application for Minor Variance is to seek relief from the Southwest Middlesex Comprehensive Zoning By-law No. 2011/065 in order to permit the construction of two accessory buildings that would exceed the cumulative maximum permitted ground floor area for accessory buildings, exceed the permitted accessory building lot coverage, and exceed the maximum height requirements for accessory buildings in the 'Rural Residential (RR) Zone'. More specifically, the applicant has applied for the following variances:

- A total maximum ground floor area for accessory buildings of 1,220 m² (13,140 sq ft), whereas Section 6.3.2f) states that accessory buildings shall not exceed the maximum floor area prescribed in Section 6.2.1 being (200 m²/ 2,153 sq ft); and
- A lot coverage of 14.6%, whereas Section 6.3.2g) states that accessory building shall not exceed 10% coverage of the lot area; and
- A height of 5.8 m (19 ft), whereas Section 6.3.2h) states that accessory buildings shall not exceed four and a half (4.5) metres (14.6 ft) in height; and
- A height of 8.5 m (28 ft), whereas Section 6.3.2h) states that accessory buildings shall not exceed four and a half (4.5) metres (14.6 ft) in height.

The subject lands have an area of 0.84 ha (2.06 ac) and contain a single detached dwelling, a drive shed, a barn, and three accessory buildings that have been identified by the applicant as to be removed. The lands are serviced by a privately owned well and septic system. The lands have two existing accesses off Olde Drive.

The applicant has advised that in addition to the existing 267 m² (2,880 sq ft) drive shed and 195 m² (2,100 sq ft) barn they wish to construct two additional accessory buildings (223 m² (2,400 sq ft) and 535 m² (5,760 sq ft)) to be used for storage of a personal antique tractor collection. (See concept plan attached).

The subject lands are designated 'Agricultural Area' within the Southwest Middlesex Zoning By-law, and are zoned 'Rural Residential (RR)' within the Southwest Middlesex Zoning By-law.

The lands were subject to Consent B4-2021 and Zoning By-law Amendment Application P11-2021.

Location and Description of Subject Property

The subject lands are located on the south side of Olde Drive and west of Tait's Road. The lands are legally described as Plan 33R-21110 Part 1, being Concession 4 North Part Lot 21, Municipality of Southwest Middlesex, in the County of Middlesex. (See Location Map)

Electronic Planning Act Public Meeting
 The statutory Public Meeting for the Minor Variance Application will be held **ELECTRONICALLY** on **Wednesday May 25th, 2022 at 7:00 p.m.** due to **COVID-19**.

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 7:00 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 jbellechamber-glazier@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday May 24th, 2022** 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.

Members of the public who do not provide written submissions to the Clerk in advance of the meeting and decide to provide comment/oral submissions while the meeting is ongoing will need to confirm their interest in doing so during the Comments Recess (Part F) of the Meeting and make their comment/oral submission during the Oral Submission of Other Participants (Part G) part of the meeting. Access instructions for such persons will be posted on the Agenda and Minutes page of the Municipality's website during the meeting following an invitation from the meeting Chair for comments from the public.

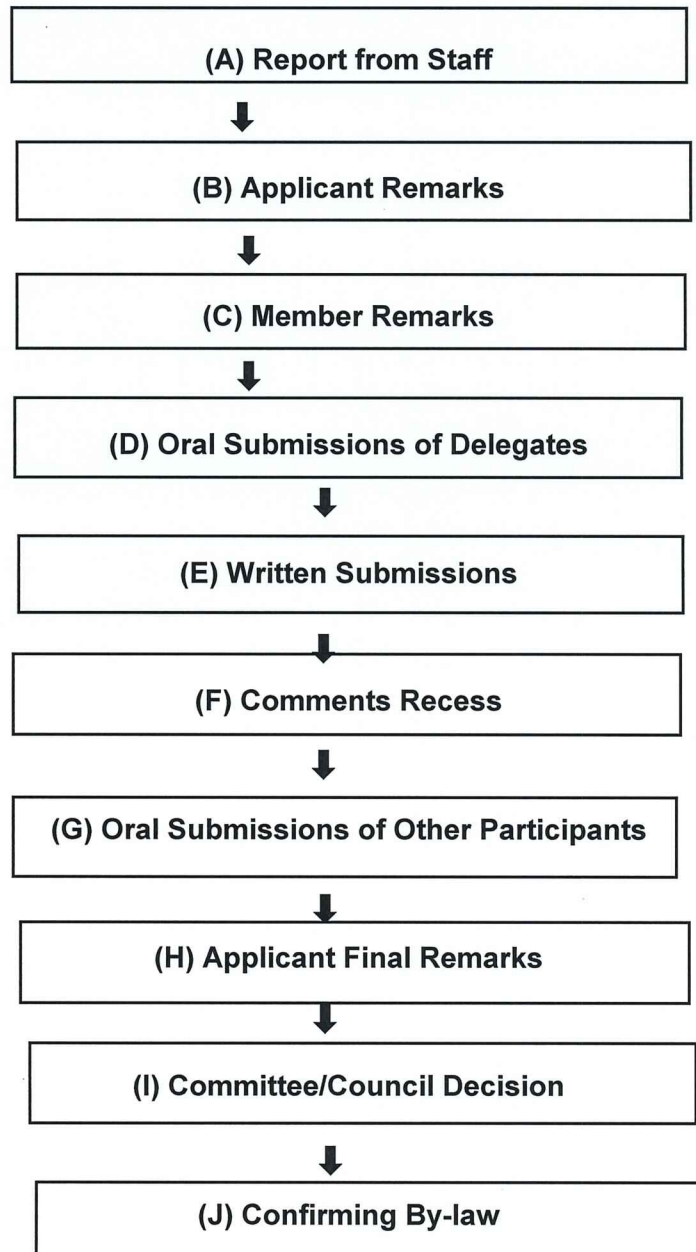
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be for all.

Members of the public making electronic 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 May 24th, 2022** before the meeting for assistance.

Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email jbellechamber-glazier@southwestmiddlesex.ca or telephone at 519-287-2015.

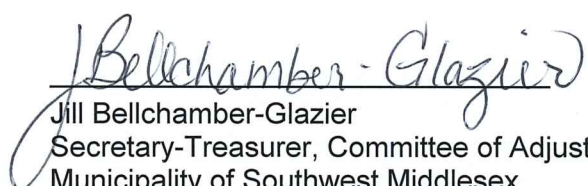
Order of Meeting



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.

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 13th day of May, 2022.


Jill Bellchamber-Glazier
Secretary-Treasurer, Committee of Adjustment
Municipality of Southwest Middlesex
Telephone: (519) 287-2015
Fax: (519) 287-2359
Email: cao@southwestmiddlesex.ca