



NOTICE OF PUBLIC MEETING
 pursuant to Section 53 & 34
 of the Planning Act, R.S.O. 1990, as amended

**APPLICATIONS FOR CONSENT (B12-2021) AND
 ZONING BY-LAW AMENDMENT (P16-2021)**

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

Purpose and Effect

The purpose and effect of the Application for Consent is to sever a parcel of land known municipally as 196 McRae Street in order to create four residential building lots (3 severed, 1 retained), with access proposed from McRae Street, and on full municipal services, in the settlement area of Glencoe. Parcels 1 & 2 are proposed to contain each a unit of a semi-detached dwelling. Parcels 3 & 4 are proposed to contain a single detached dwelling. The proposal is summarized below.

	Parcel 1 (severed)	Parcel 2 (severed)	Parcel 3 (retained)	Parcel 4 (severed)
Lot Frontage	10.5 m (34.5 ft)	10.5 m (34.5 ft)	16.4 m (54 ft)	12.8 m (42 ft)
Lot Depth	40.3 m (132 ft)	40.3 m (132 ft)	40.3 m (132 ft)	40.3 m (132 ft)
Lot Area	422.3 m ² (4,545.5 sq ft)	422.3 m ² (4,545.5 sq ft)	661.5 m ² (7,120 sq ft)	531.7 m ² (5,723 sq ft)

The subject lands are approximately 0.503 ac (2,037.8 m²) in size and as per MPAC data, contains an existing approximately 243 m² (2,614 sq ft) dwelling that is to remain with the retained lands, and a garage and a shed that are proposed to be removed. The subject lands have an existing accesses off of McRae Street and Elizabeth Street, and are serviced by a municipal water and sanitary connection.

The subject lands are designated 'Residential' within the Southwest Middlesex Official Plan and are zoned 'Residential First Density (R1)' within the Southwest Middlesex Zoning By-law.

The purpose and effect of the Zoning By-law Amendment Application is to rezone Parcels 1-3 from the 'Residential First Density (R1) Zone' to the 'Residential Second Density (R2) Zone' in order to facilitate the establishment of a semi-detached dwelling, and a single detached dwelling. Additionally, the application seeks to rezone Parcel 4 from the 'Residential First Density (R1) Zone' to the 'Site Specific Residential Second Density (R2-3) Zone' in order to facilitate the establishment of a single detached dwelling with an exterior side yard setback of 2.67 m (8.7 ft), whereas the minimum exterior side yard setback of the R2 Zone is 7.5 m (24.6 ft).

Surrounding uses are predominantly residential in nature.

A location map has been attached to illustrate the proposed severance and rezoning.

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). (See location Map)

Electronic Planning Act Public Meeting

Due to **COVID-19** and the restrictions on gatherings, the statutory Public Meeting for the Consent Application will be held **ELECTRONICALLY** on **Wednesday November 24th, 2021 at 7:00 p.m.** The Order of the Meeting is found below, which references parts A) to J) of the meeting.

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 November 23rd, 2021** 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.

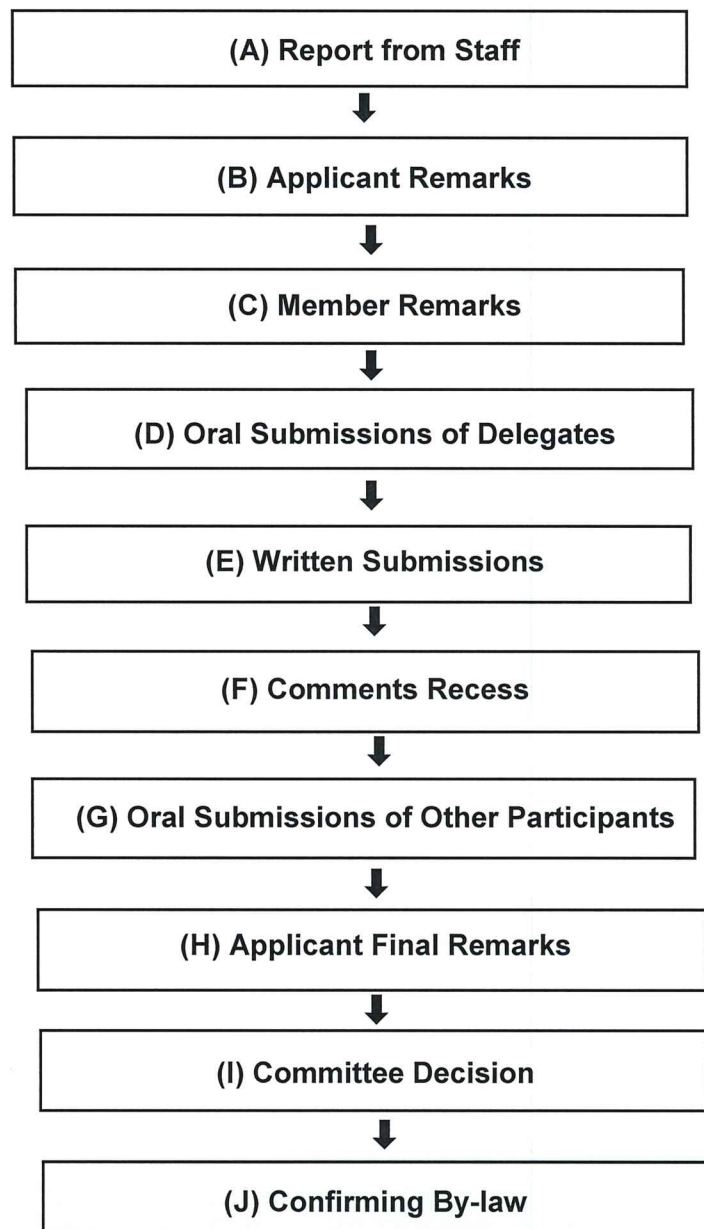
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be 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 November 23rd, 2021** 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



If a person or public body that files an appeal of a decision of Southwest Middlesex Committee of Adjustment in respect of the proposed consent does not make written submissions to the Municipality of Southwest Middlesex before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Southwest Middlesex Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment, 153 McKellar Street, Glencoe ON N0L1M0.

If a person or public body would otherwise have an ability to appeal the decision of Southwest Middlesex Council to the Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

DATED AT GLENCOE, ONTARIO this 3rd day of November, 2021.



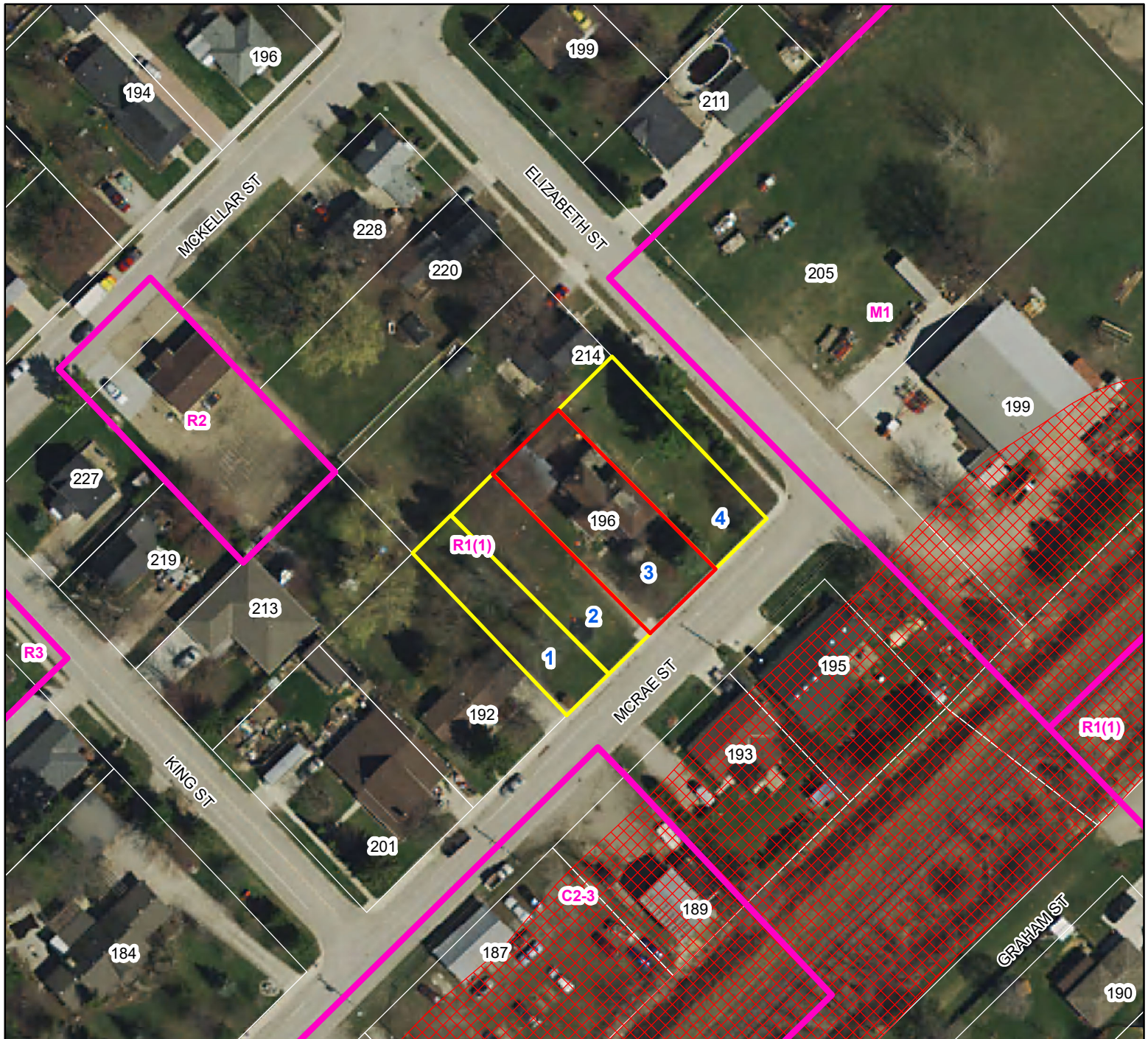
Jill Bellchamber-Glazier
Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex
Telephone: (519) 287-2015
Fax: (519) 287-2359
Email: cao@southwestmiddlesex.ca

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ZONING BY-LAW AMENDMENT (P16-2021)**

Owner: KLM Holdings Ltd. c/o Marco De Melo
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196 McRae Street
Plan 292, Part Block 'N', Lots 6 and 7
Municipality of Southwest Middlesex (Glencoe)



Municipality of SOUTHWEST MIDDLESEX
KEY MAP



-  Lands to be severed
-  Lands to be retained
-  Zone Boundary
-  CA Regulated Areas

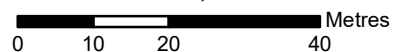
Parcels 1-3 to be rezoned from the Residential First Density R1(1) to the Residential Second Density R2

Parcel 4 to be rezoned from the Residential First Density R1(1) to the Site Specific Residential Second Density R2-3



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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.