



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 A2/2022

OWNERS: Joe & Cherie Luis
LOCATION: 6523 Krista Lane
ROLL NO.: 390600005001609

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 establishment of an accessory building that is located in the front yard, exceeds the maximum ground floor area, and height requirements. More specifically, the applicant has applied for the following variances:

- A 23.38 m (76.8 ft) setback from the centerline of a local road (Krista Lane), whereas Section 6.2.1 required a 28 m (92 ft) setback from the centerline of a local road;
- Be erected in the front yard, whereas Section 6.3.2b) states that accessory buildings shall not be erected in the front yard;
- Be erected closer to the road than the dwelling is to that road, whereas Section 6.3.2c) states that accessory buildings shall not be erected closer to the road than the dwelling is to that road;
- A ground floor area of 111.48 m² (1,200 sq ft), whereas Section 6.3.2f) states that accessory buildings shall not exceed the maximum floor area prescribed in Section 6.2.1 (100 m²/ 1,076 sq ft); and
- A height of 4.9 m (16 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 applicant has advised that due to environmental features (provincially significant wetland) and the location of the septic system, there are limited locations available for an accessory structure. The proposed accessory building will be for personal storage/use.

The subject lands contain a single detached dwelling and are otherwise vacant of any buildings or structures. The subject lands contains a municipal water connection, and a private septic system. The lands have an existing access off Krista Lane.

The subject lands are designated 'Rural Residential Special Policy Area' within the Southwest Middlesex Zoning By-law, and contains 'Wetlands' as per Schedule B Map 1 of the Southwest Middlesex Official Plan. The subject lands are zoned 'Rural Residential (RR)' within the Southwest Middlesex Zoning By-law, and are entirely regulated by the Lower Thames Valley Conservation Authority.

Location and Description of Subject Property

The subject lands are located on the east side of Krista Lane, south of Melbourne Road (County Road 9). The lands are legally described as Concession 2, South Part Lot 1, Registered Plan 34R1806 Part 2, Municipality of Southwest Middlesex (Ekfrid). (See Location Map)

Electronic Planning Act Public Meeting

The statutory Public Meeting for the Minor Variance Application will be held **ELECTRONICALLY** on **Wednesday April 27th, 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 jbellchamber-glazier@southwestmiddlesex.ca or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday April 26th, 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.

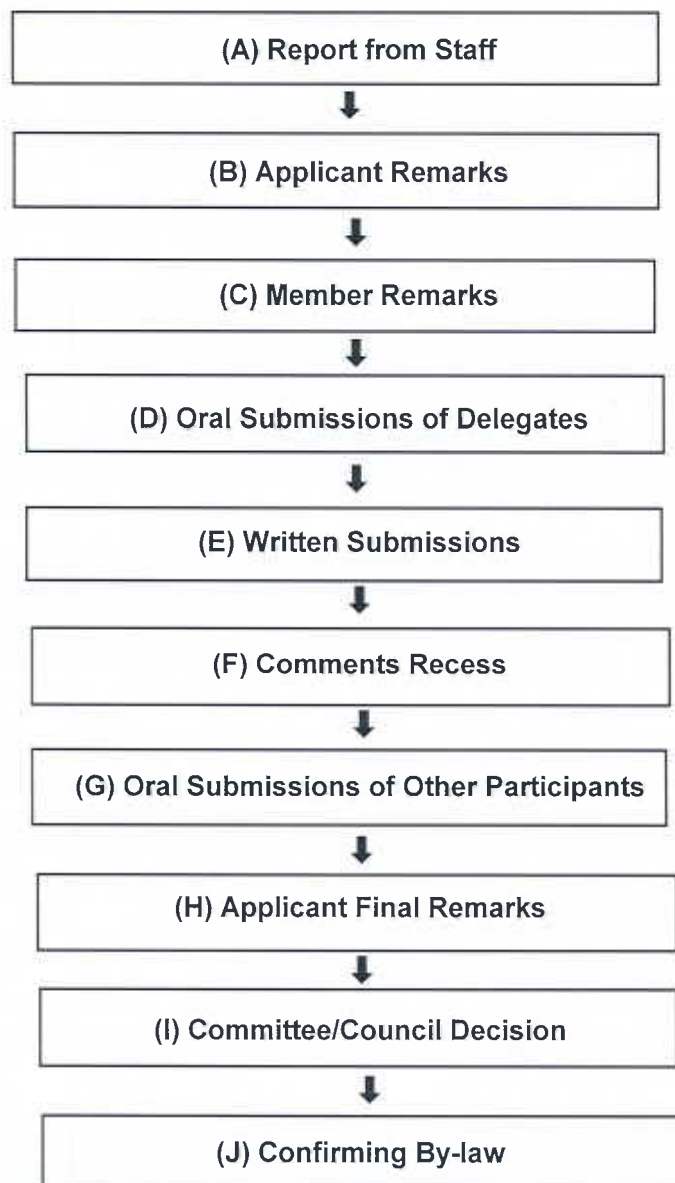
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be 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 April 26th, 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 5th day of April, 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

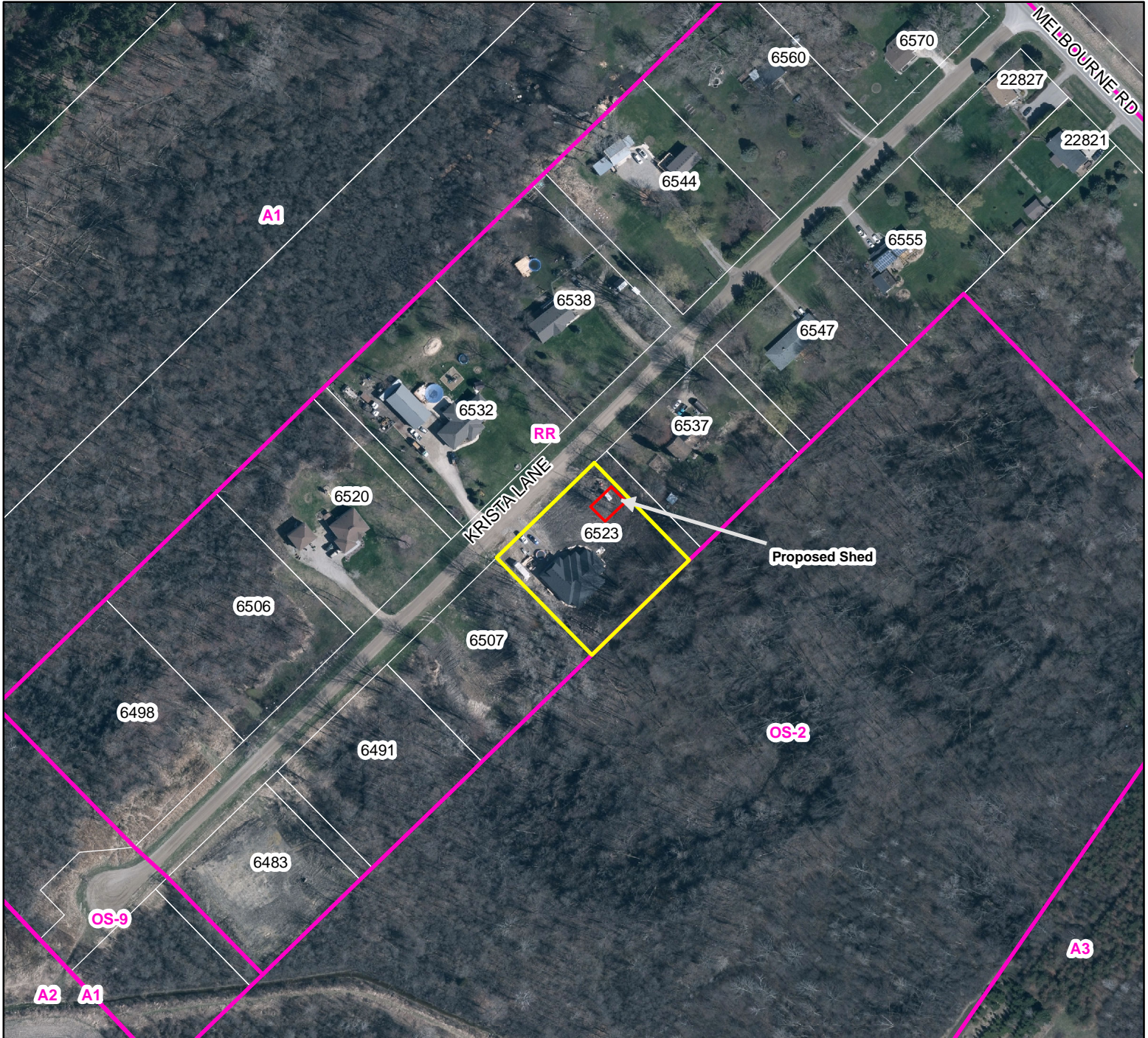
APPLICATION FOR MINOR VARIANCE: A2-2022



Applicant: Joe and Cherie Luis

6523 Krista Lane
Concession 2, South Part Lot 1, Registered Plan 34R1806 Part 2
Municipality of Southwest Middlesex (Melbourne)

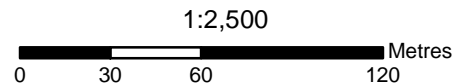


Municipality of **SOUTHWEST MIDDLESEX**
KEY MAP



-  SUBJECT LANDS
-  ZONE BOUNDARY

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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.