



**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 A3/2022**

**OWNER:** Dr. William Loyens, Glencoe Dental Care  
**AGENT:** Joseph Louwagie  
**LOCATION:** 252 Currie Street  
**ROLL NO.:** 390600801036000

**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, Section 4.26 in order to permit the establishment of a 3.5 m<sup>2</sup> business sign located approximately 3.7 m from both the front and exterior side lot lines (within the sight visibility triangle, in accordance with the concept plan), whereas no building or structure shall be erected and no shrubs or foliage planted in such manner as to impede the vision of a motorist approaching the intersection, between a height of one (1.0) metre and three (3.0) metres above the centre line grade of intersecting roads in the triangular area bounded by the front lot line, the exterior side lot line and a line joining the points along said lines nine (9.0) metres distant from the point of intersection of the said lines. (See concept plan attached).

The subject lands contains a dental office (Glencoe Dental Care), and are otherwise vacant of any buildings or structures. The lands contain a municipal sanitary and municipal water connection, and has an existing access off of Symes Street.

The subject lands are designated 'Residential' within the Southwest Middlesex Official Plan, and are zoned 'Residential First Density (R1(1))' within the Southwest Middlesex Zoning By-law.

**Location and Description of Subject Property**

The subject lands are located at the southwest corner of Currie Street and Symes Street in Glencoe. The lands are legally described as Plan 159, Block 'I' Part Lots 1 & 2, Municipality of Southwest Middlesex. (See Location Map)

**Electronic Planning Act Public Meeting**

The statutory Public Meeting for the Minor Variance Application will be held **ELECTRONICALLY** on **Wednesday April 27<sup>th</sup>, 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 [ibelchamber-glazier@southwestmiddlesex.ca](mailto:ibelchamber-glazier@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday April 26<sup>th</sup>, 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.

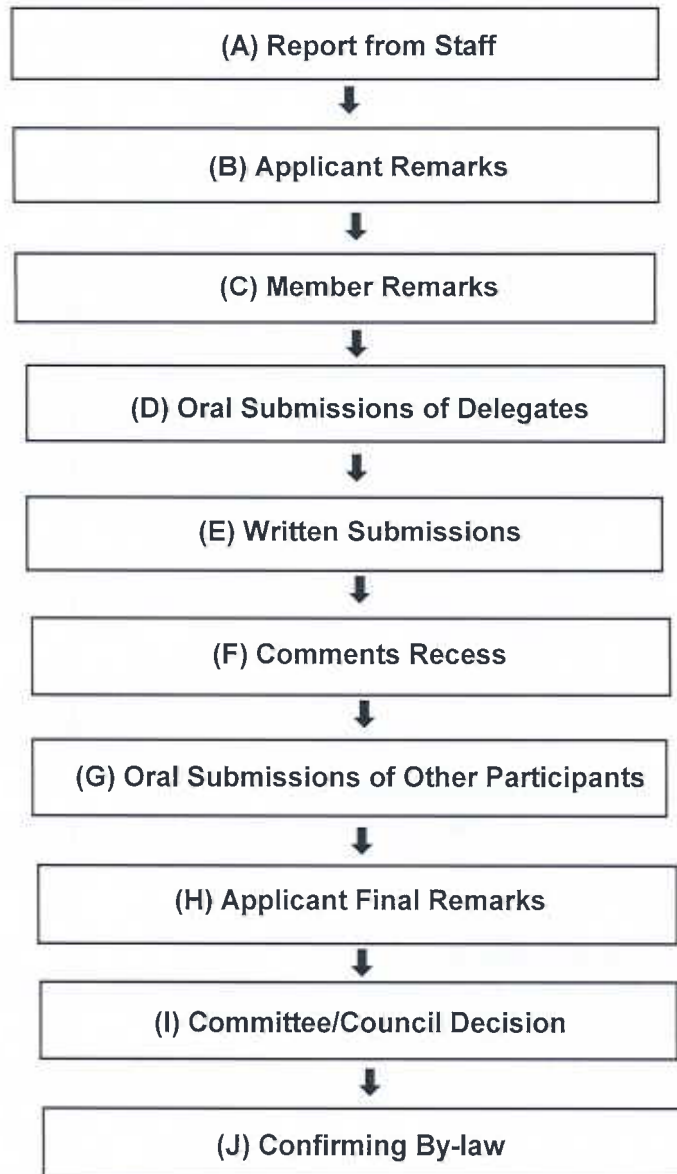
Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible, as the greater extent to which the public uses the Oral Submissions as Delegates (Part D) part of the meeting to provide comment/oral submissions, the more efficient the meeting will be 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 26<sup>th</sup>, 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](mailto:jbellechamber-glazier@southwestmiddlesex.ca) or telephone at 519-287-2015.

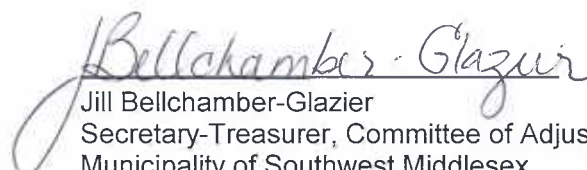
### Order of Meeting



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 5<sup>TH</sup> 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](mailto:cao@southwestmiddlesex.ca)

# APPLICATION FOR MINOR VARIANCE: A3-2022

Applicant: Dr. William Loyens

Agent: Joseph Louwagie

252 Currie Street

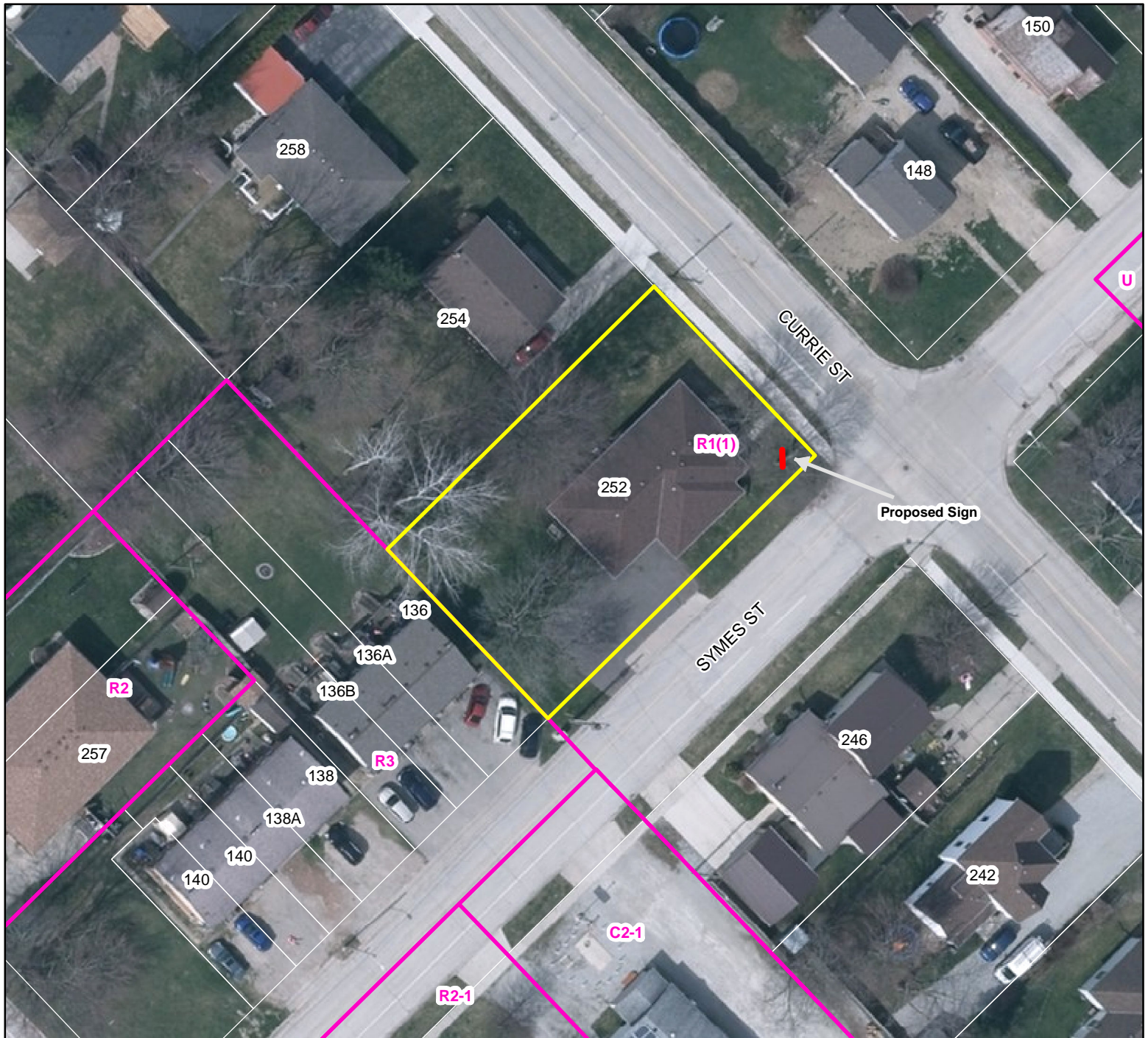
Plan 159, Block 'I' Part Lots 1 & 2



Municipality of Southwest Middlesex (Glencoe)



## Municipality of SOUTHWEST MIDDLESEX

### KEY MAP



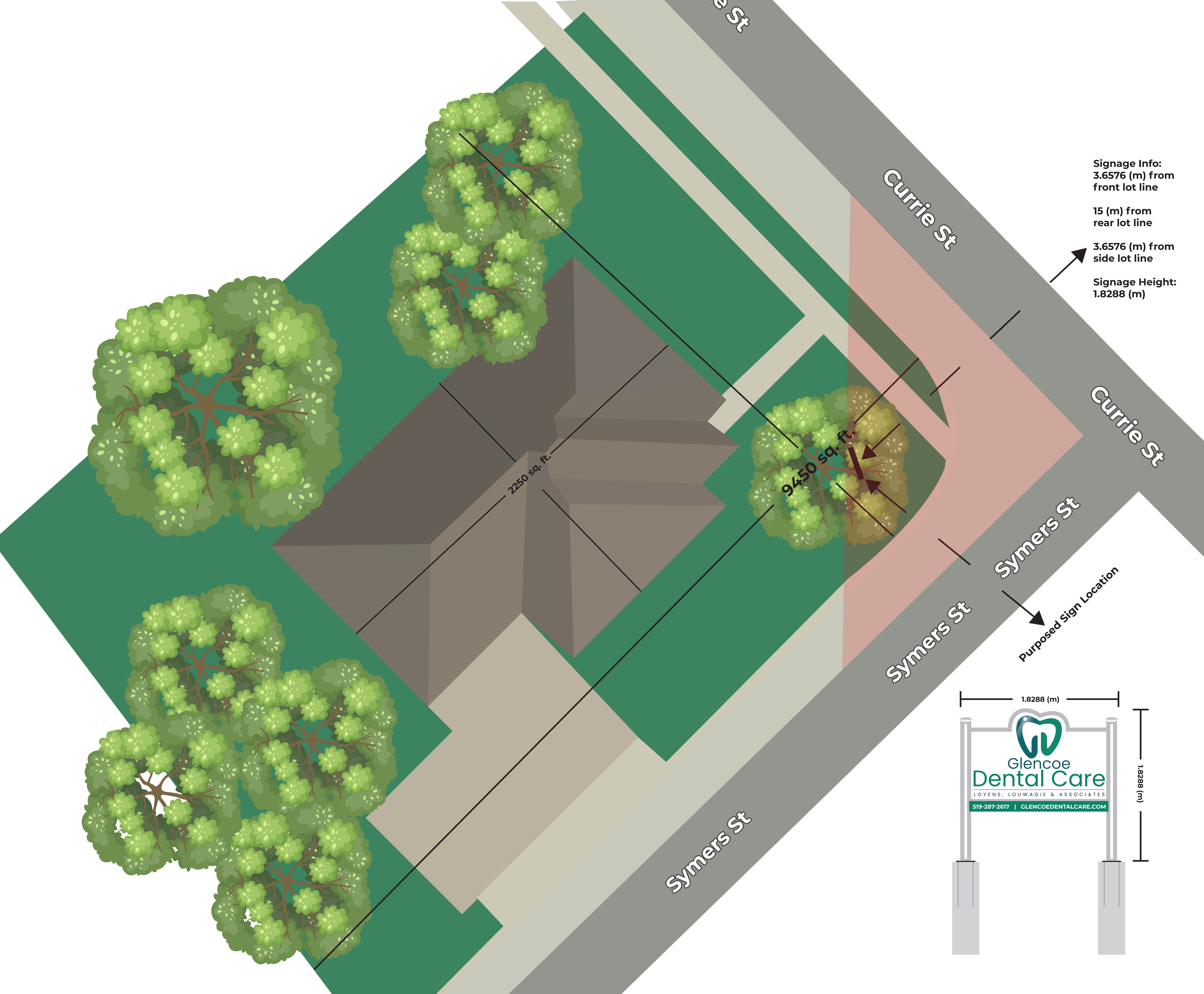
-  SUBJECT LANDS
-  ZONE BOUNDARY

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1:600



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.



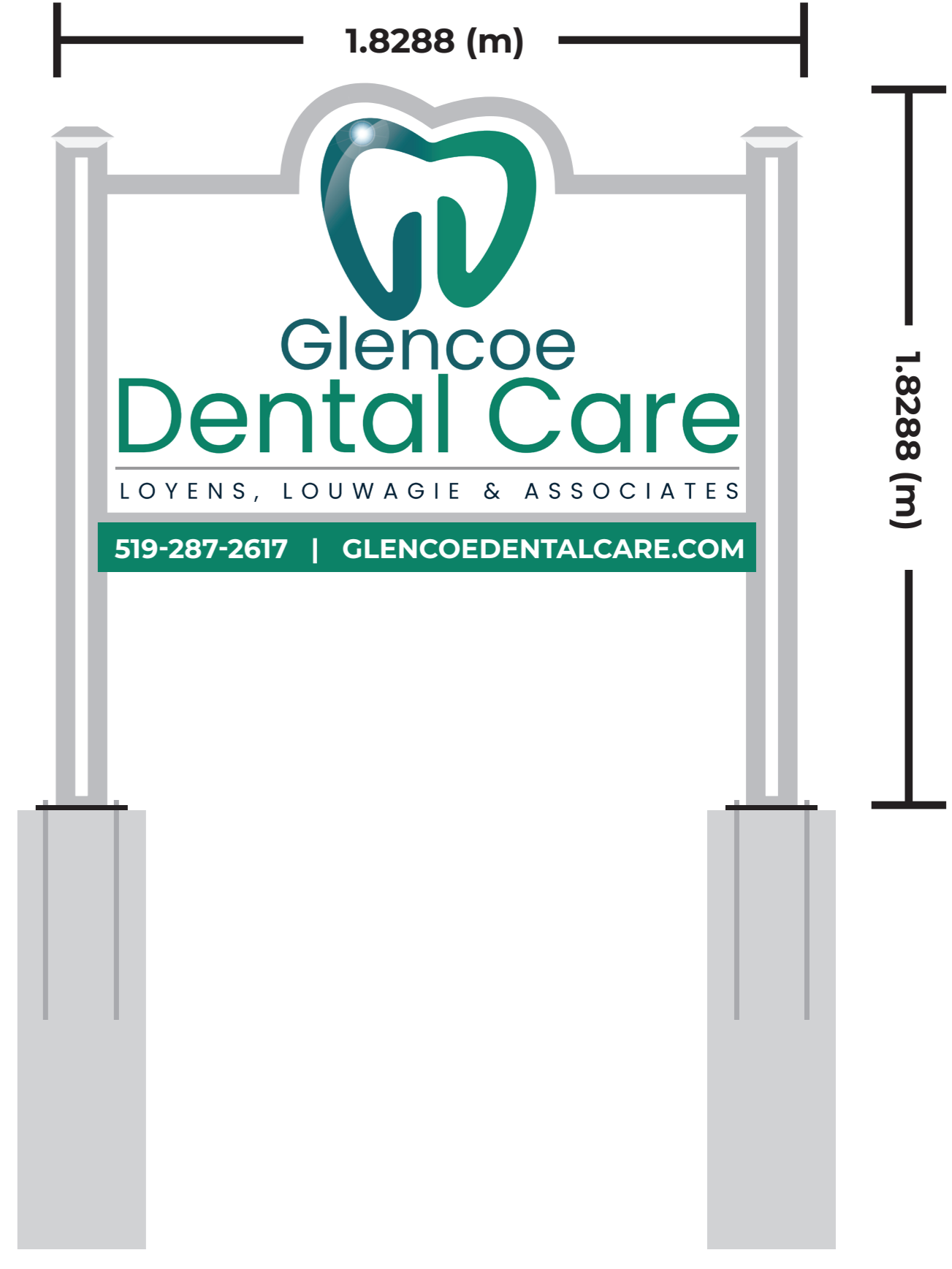
Signage Info:  
3.6576 (m) from  
front lot line

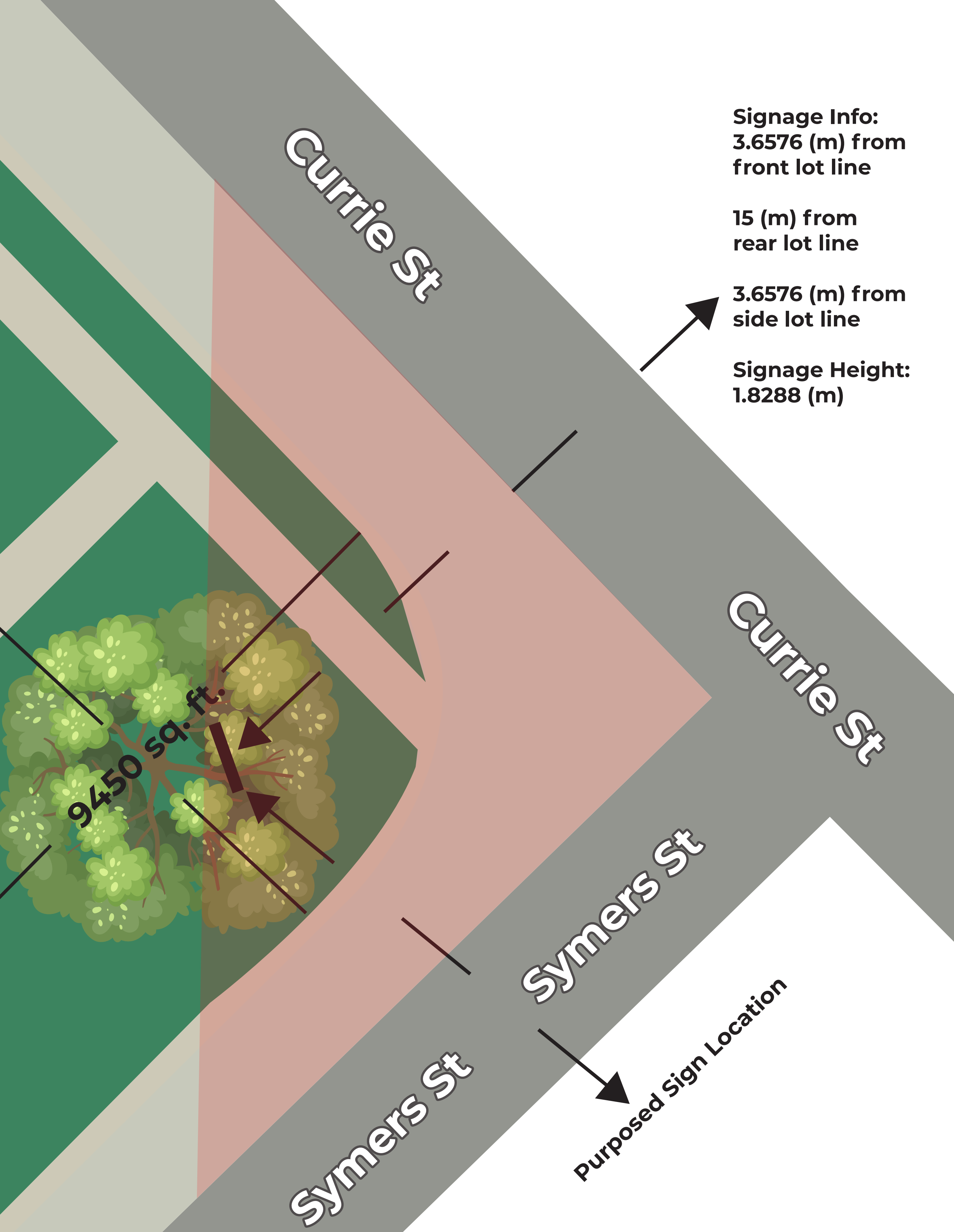
15 (m) from  
rear lot line

3.6576 (m) from  
side lot line

Signage Height:  
1.8288 (m)

Purposed Sign Location





Currie St

Signage Info:  
3.6576 (m) from  
front lot line

15 (m) from  
rear lot line

3.6576 (m) from  
side lot line

Signage Height:  
1.8288 (m)

9450 sq. ft.

Currie St

Symers St

Symers St

Purposed Sign Location