



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 A5/2022

OWNERS: Emily & Derek Malcolm
LOCATION: 155 Water Street, Glencoe
ROLL NO.: 390600802034200

Purpose and Effect of the Application

The purpose and effect of the Application for Minor Variance (No. A5-2022) is to implement a condition of Consent B6/2021, which was conditionally approved by the Committee of Adjustment on May 26th, 2021. More specifically, the applicant has applied for the following variances in accordance with the preliminary survey:

- to recognize an existing deficient frontage of 29.7 m (97 ft), whereas the minimum frontage permitted in the 'Residential Third Density (R3) Zone' is 30 m (98 ft);
- to recognize existing deficient interior side yard setbacks of 1.13 m (3.7 ft) on the west (unit 4) and 3 m (9.8 ft) on the east (unit 1), whereas the minimum interior side yard setback required in the 'R3 Zone' is 4.5 m (14.7 ft); and
- a maximum lot coverage for accessory buildings for unit 1 of 11.3%, whereas the maximum lot coverage for accessory buildings is 10%.

The subject lands have an area of 1,493.6 m² (16,142 sq ft) and contain a townhome block comprised of four residential units, and an accessory building. The subject lands are serviced by municipal services and have existing access off Water Street.

The subject lands are designated 'Residential' within the Southwest Middlesex Official Plan and are zoned 'Residential Third Density (R3)' within the Southwest Middlesex Zoning By-law.

The lands are subject to Consent B6-2021. The result of the severance application will be four separate parcels of land each containing a townhouse unit to be sold for private ownership. (Survey attached).

Location and Description of Subject Property

The subject lands are located on the south side of Water Street, west of Main Street (County Road 80) in Glencoe. The lands are legally described as Concession 1, Part Lot 1, Mosa Registrar's Compiled Plan 385 Lot 4, Municipality of Southwest Middlesex (Glencoe). (See location Map)

Electronic Planning Act Public Meeting

The statutory Public Meeting for the Minor Variance Application will be held **ELECTRONICALLY** on **Wednesday June 22nd, 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 June 21st, 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.

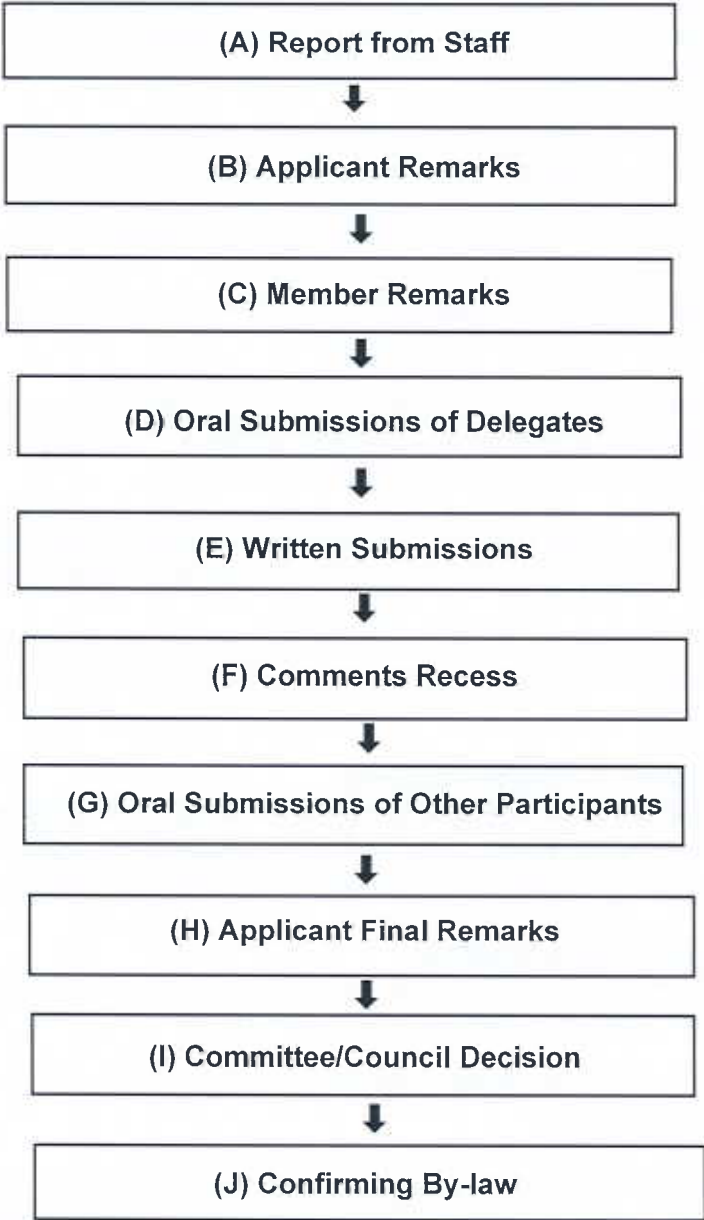
Members of the public making electronic oral submissions will be required to verify their name and address in order to access the meeting. By submitting your name and address, you are

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 June 21st, 2022** before the meeting for assistance.

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

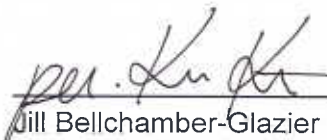
Order of Meeting



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 6th day of June, 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: A5-2022

Applicant: Emily & Derek Malcolm

155 Water Street

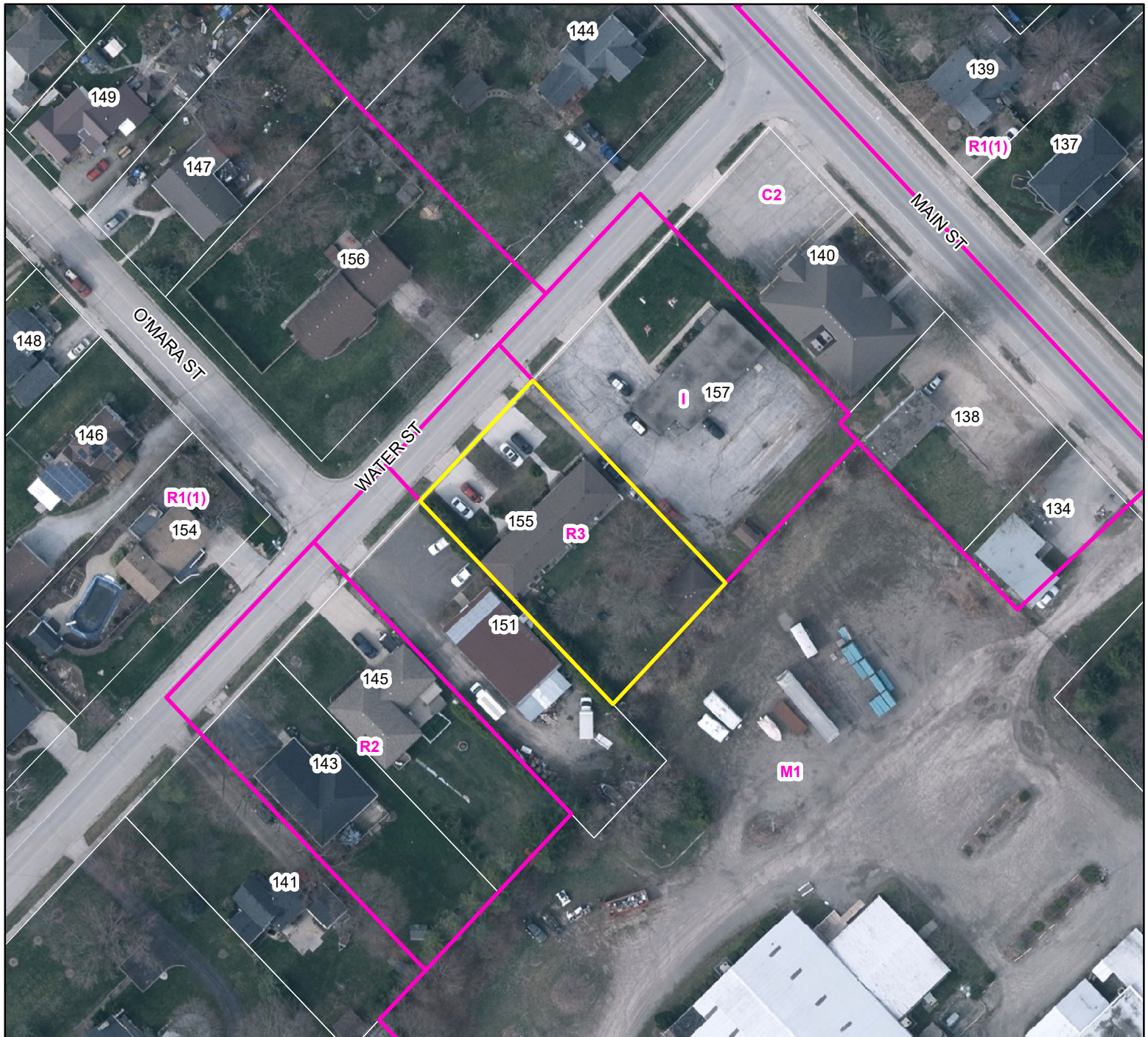
Concession 1, Part Lot 1, Mosa Registrar's Compiled

Plan 385 Lot 41

Municipality of Southwest Middlesex (Glencoe)

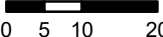


Municipality of SOUTHWEST MIDDLESEX
KEY MAP



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May 2022

 **SUBJECT LANDS**
 **ZONE BOUNDARY**

1:1,000
 Metres
0 5 10 20

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.