



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

**APPLICATION FOR MINOR VARIANCE (A5-2024)**

<b>OWNER:</b>	<b>Melanie Wendt and Hugo Arlt</b>
<b>AGENT:</b>	<b>Melanie Wendt</b>
<b>LOCATION:</b>	<b>3280 Buttonwood Drive</b>
<b>ROLL NUMBER:</b>	<b>390600105012100</b>

**Purpose and Effect**

The purpose and effect of the Application for Minor Variance (No. A5-2024) is to permit the construction of a 166.48 m<sup>2</sup> (1,792 sq ft) driveshed with a minimum setback of 14.97 metres (49.10 ft) from the centreline of a local road, being Buttonwood Drive, whereas the required minimum setback in the General Agricultural (A1) Zone is 28 metres (91.86 ft) from the centreline of a local road.

The subject lands are approximately 26.30 ha (65 ac) in size and contain a single detached dwelling, a barn, a small shed and livestock shelters. The subject lands are serviced by a private water well and private septic system and have existing accesses off Buttonwood Drive as well as Dundonald Road (County Road 80).

The subject lands are designated 'Rural Residential' within the Southwest Middlesex Official Plan and are zoned 'General Agricultural (A1) Zone' within the Southwest Middlesex Zoning By-law. The lands contain natural heritage features including significant woodlands. A majority of the lands are regulated by the St. Clair Region Conservation Authority.

A location map is attached for reference.

**Description and Location of Subject Lands**

The subject lands are located on the northeast side of Buttonwood Drive, abutting Old Airport Road and Dundonald Road (County Road 80). The lands are legally described as CON 10 PT LOT 4 RP 33R15047 PART 1 PIN 08575-0029, Municipality of Southwest Middlesex (Mosa).

**Hybrid Planning Act Public Meeting**

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday November 20<sup>th</sup>, 2024 at 6:00 p.m.**

The Public Meeting will be **live-streamed** at the Municipality's YouTube Channel beginning at 6:00 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 [clerk@southwestmiddlesex.ca](mailto:clerk@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday November 19<sup>th</sup>, 2024** 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.

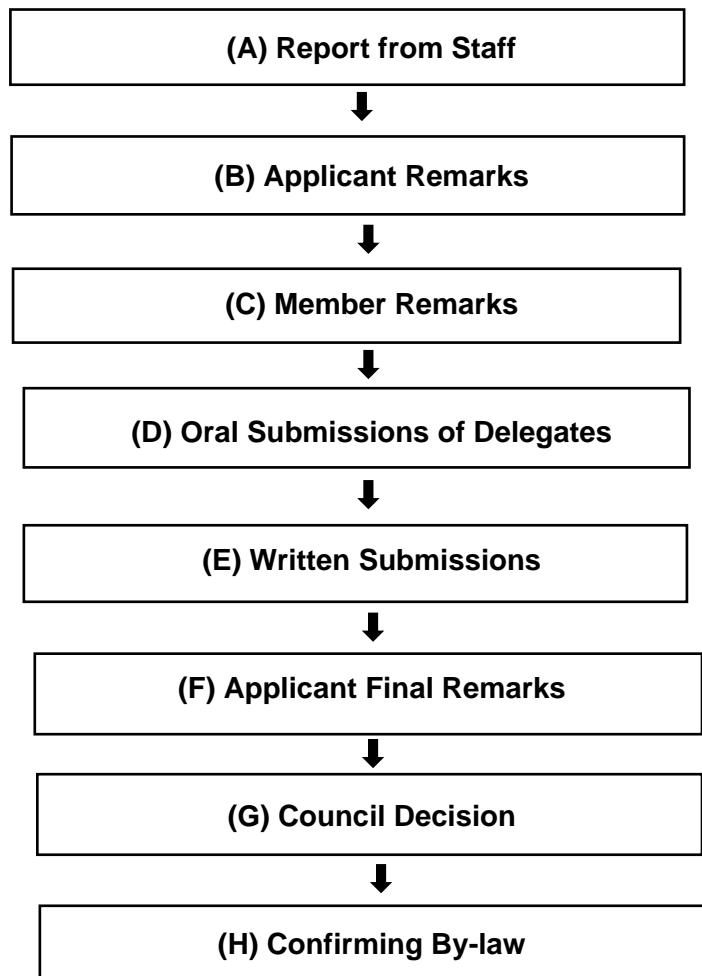
The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions.

Submissions during the Oral Submissions of Delegates (Part D) part of the meeting are encouraged whenever possible.

Members of the public making electronic or in person 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 19<sup>th</sup>, 2024** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email [clerk@southwestmiddlesex.ca](mailto:clerk@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.

For more information about this matter, contact Alana Kertesz, Planner I at 519-930-1011 at [akertesz@middlesex.ca](mailto:akertesz@middlesex.ca)

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 31<sup>st</sup> day of October, 2024.**

---

Kendra Kettler  
Secretary-Treasurer Committee of Adjustment  
Municipality of Southwest Middlesex  
Telephone: (519) 287-2015  
Fax: (519) 287-2359  
Email: [Clerk@southwestmiddlesex.ca](mailto:Clerk@southwestmiddlesex.ca)