



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 A8/2021

OWNERS: Jason and Stephanie Edwards
LOCATION: 2961 Concession Drive (County Road 14)
ROLL NO.: 390600105011301

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 Sections 5.2.1 and 5.3.1 in order to permit the establishment of an accessory building with a maximum floor area of 312 m² (3,358 sq ft), whereas the maximum floor area of an accessory building permitted in the Restricted Agricultural (A3) Zone is 200 m² (2,153 sq ft).

The applicant has advised that they wish to construct a detached garage for the purpose of vehicle storage, for personal use. The structure is proposed to be located approximately 40 m (131 ft) from the front lot line, 71.5 m (235 ft) from the rear lot line, 11 m (36 ft) from the interior side lot line, and no closer to the road than the existing dwelling.

The subject lands are 0.8 ha (2 ac) in size and contain a 71.46 m² (769 sq ft) single detached dwelling, and a 227 m² (2,443 sq ft) barn containing livestock. The lands are serviced by a municipal water connection and a private septic system, and have an existing access off of Concession Drive (County Road 14).

The lands are designated 'Agricultural' in the Municipality's Official Plan and are zoned 'Restricted Agricultural (A3)' in the Municipality's Zoning By-law.

Location and Description of Subject Property

The subject lands are located on the south side of Concession Drive (County Road 14), east of Pratt Siding Road. The lands are legally described as Concession 1, Part Lot 7 Registered Plan 34R211 Part 1, 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 November 24th, 2021 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 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.

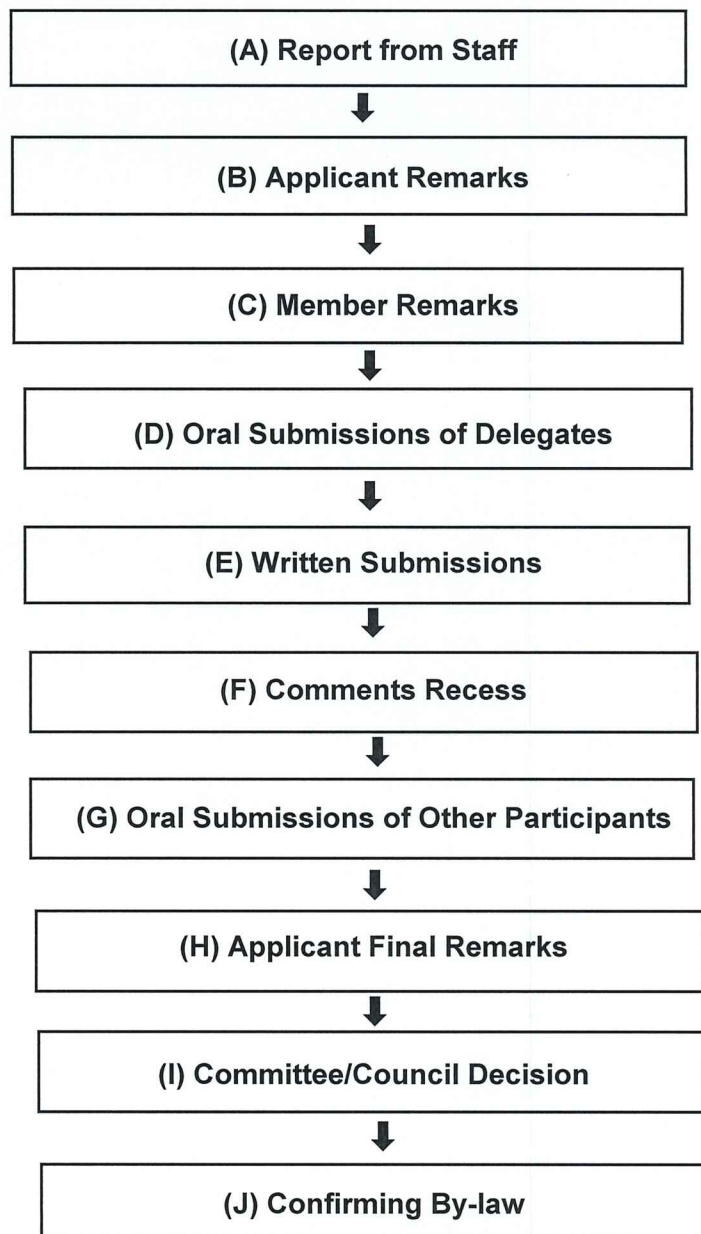
Members of the public making electronic oral submissions will be required to verify their name and address in order to access the meeting. By submitting your name and address, you are representing and warranting to Council or the Committee of Adjustment that such is your true and accurate identity and 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 jbellchamber-glazier@southwestmiddlesex.ca or telephone at 519-287-2015.

Order of Meeting



This property is not the subject of any other approval under the Planning Act.

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. 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.

DATED AT GLENCOE, ONTARIO this 9th 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

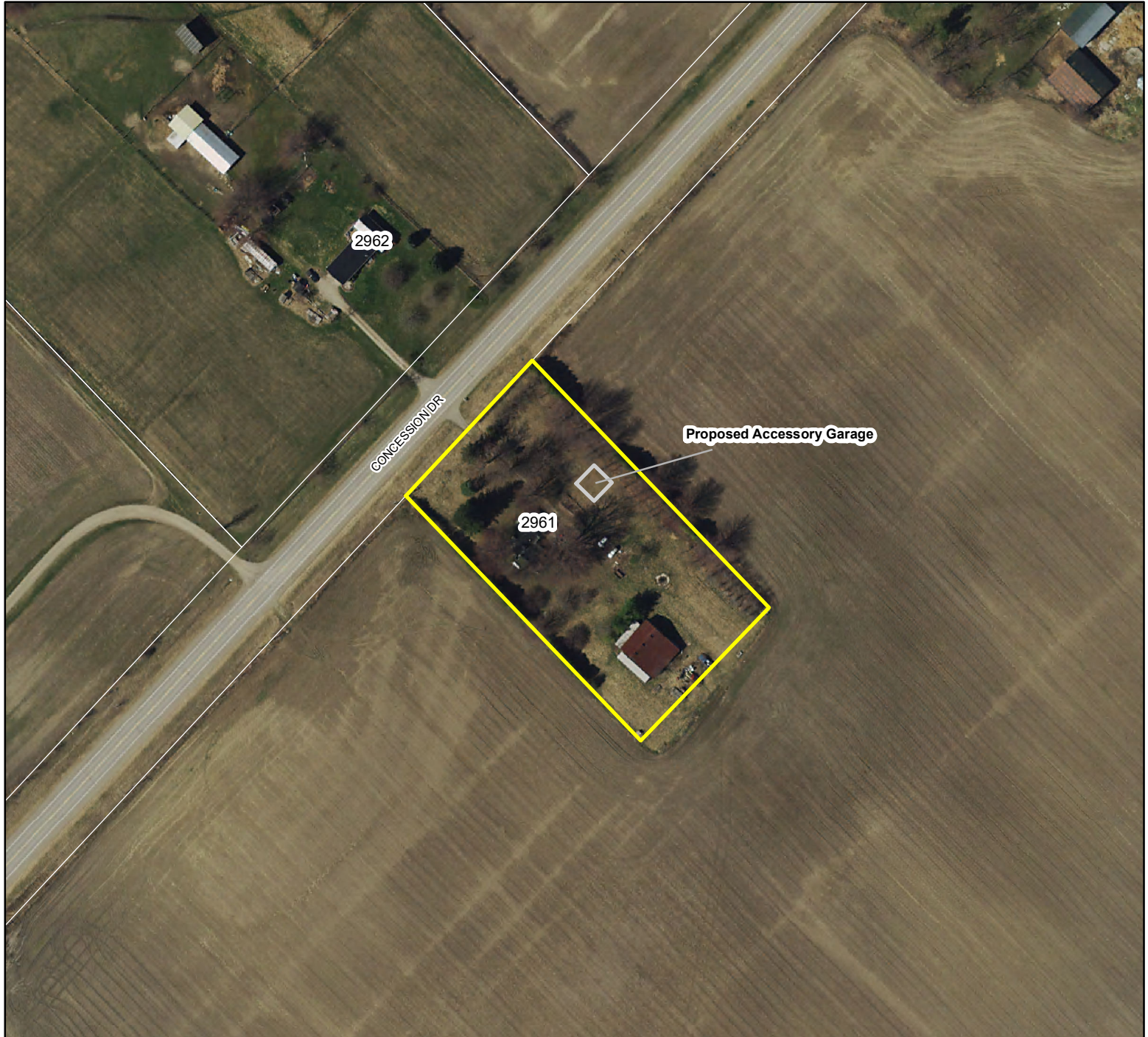
APPLICATION FOR MINOR VARIANCE: A8-2021

Applicant: Jason and Stephanie Edwards

2961 Concession Drive (County Road 14)
Concession 1, Part Lot 7 Registered Plan 34R211 Part 1
Municipality of Southwest Middlesex (Mosa)



Municipality of SOUTHWEST MIDDLESEX
KEY MAP



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(519) 434-7321
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 **SUBJECT LANDS**

1:2,000

0 20 40 80 Metres

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.