



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

**APPLICATION FOR MINOR VARIANCE (A1-2023)**

<b>OWNER:</b>	<b>Faye Eisan</b>
<b>AGENT:</b>	<b>Suzanne LaGuff, Smart 1 Floor Homes Inc.</b>
<b>LOCATION:</b>	<b>1761 Concession Drive (County Road 14)</b>
<b>ROLL NUMBER:</b>	<b>390600102008601</b>

**Purpose and Effect**

The purpose and effect of the Application for Minor Variance (No. A1-2023) is to permit the construction of a single unit dwelling with a setback of 30.58 m (100 ft) from centerline of an arterial road, whereas the minimum setback permitted from the centerline of an arterial road is 38 m (125 ft), and a rear yard setback of 5 m (16.4 ft), whereas the minimum rear yard setback required in the 'Rural Residential (RR) Zone' is 10 m (33 ft).

The subject lands are 1,063 m<sup>2</sup> (11,442 sq ft) in size and contains an existing shed. The subject lands are serviced by a municipal water connection and a privately owned septic system, and have an existing access off Concession Drive (County Road 14).

The subject lands are designated 'Agricultural Area' within the Southwest Middlesex Official Plan and zoned 'Rural Residential (RR) Zone' within the Southwest Middlesex Zoning By-law. A portion of the lands is 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 south side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). The lands are legally described as Concession 1, North Part Lot 17, Municipality of Southwest Middlesex (Mosa).

**Hybrid Planning Act Public Meeting**

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday March 22<sup>nd</sup>, 2023 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 [clerk@southwestmiddlesex.ca](mailto:clerk@southwestmiddlesex.ca) or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday March 21<sup>st</sup>, 2023** 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.

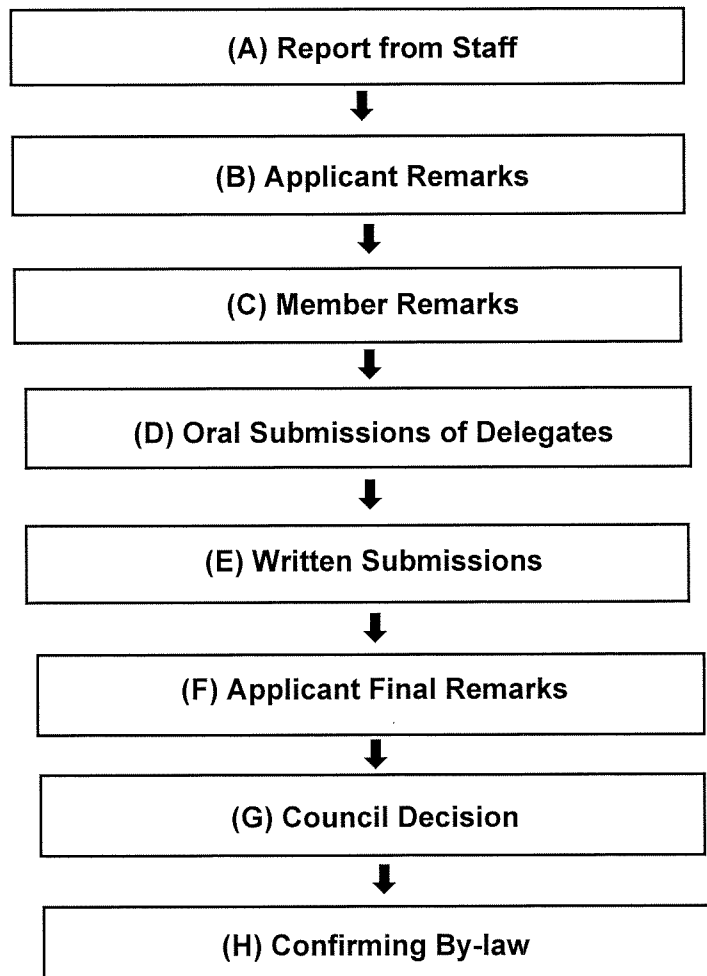
The Clerk will contact all persons who indicate in their written submissions that they intend make oral submissions at the meeting to provide electronic access instructions.

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 March 21<sup>st</sup>, 2023** 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.

*The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.*

For greater clarity public body and specified person are defined as follows:

*"Public body" means a municipality, a local board, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation.*

*"Specified person" means,*

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,*
- (b) Ontario Power Generation Inc.,*
- (c) Hydro One Inc.,*
- (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,*
- (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,*
- (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,*
- (g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or*
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply.*

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 27<sup>th</sup> day of February, 2023.



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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)



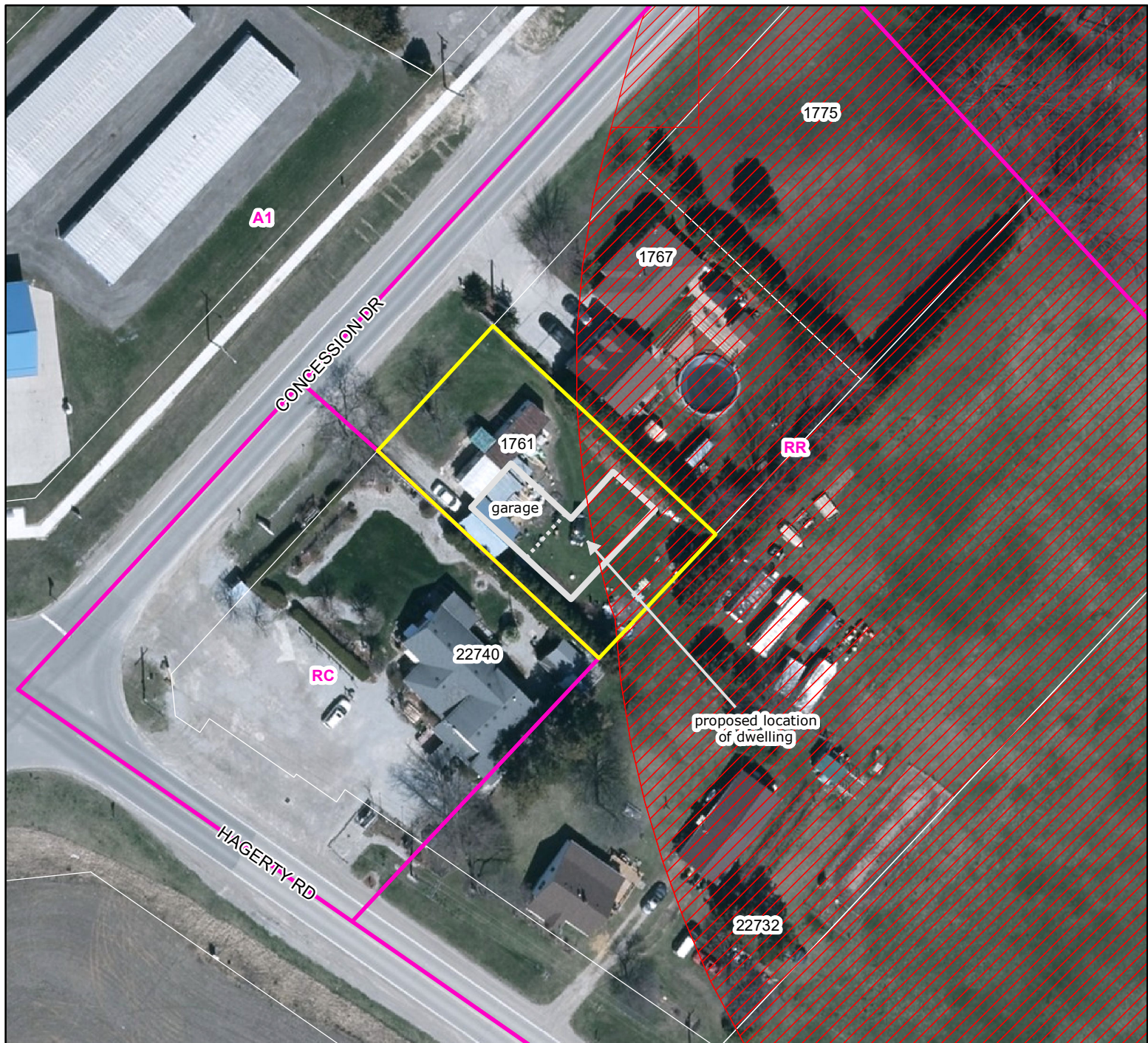
# APPLICATION FOR MINOR VARIANCE: A1-2023

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Agent: Suzanne LaGuff, Smart 1 Floor Homes Inc.

1761 Concession Drive (County Road 14)  
Concession 1, North Part Lot 17  
Municipality of Southwest Middlesex (Mosa)



Municipality of **SOUTHWEST MIDDLESEX**  
**KEY MAP**



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**Lands subject to Minor Variance**



**CA Boundary**

1:800



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.