



NOTICE OF PUBLIC MEETING

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

APPLICATION FOR MINOR VARIANCE (A2-2025)

OWNER:	Travis Keating
LOCATION:	135 Mill Street, Glencoe
ROLL NUMBER:	390600801035400

Purpose and Effect

The purpose and effect of the Application for Minor Variance A2-2025 is to permit the construction of an accessory building in the form of a detached garage with a floor area of 109.2 m² (1,175.3 ft²) and a height of 5.8 m (19.03 ft), whereas the Zoning By-law permits a maximum size of 100 m² (1,076.4 ft²) and maximum height of 4.5 m (14.8 ft) for an accessory building within the Residential First Density (R1) Zone. The application proposes the following additional variances:

- to locate the accessory building a minimum of 3.1 m (10 ft) from the exterior side lot line, whereas 7.5 m (24.6 ft) is required in the R1 Zone.
- to permit a lot coverage of 11% for an accessory building, whereas a maximum of 10% is permitted in the R1 Zone.

The subject lands are approximately 1,011.5 m² (10,887.7 ft²) in size and contain a single detached dwelling with a floor area of approximately 89 m² (958 ft²). The subject lands are serviced by municipal water and sewer connections and have an access off Mill Street.

The subject lands are designated Residential within the Southwest Middlesex Official Plan and are within the Residential First Density (R1) Zone of the Southwest Middlesex Zoning By-law.

A location map is attached for reference.

Description and Location of Subject Lands

The subject lands are located on the northeast corner of Mill Street and Walker Street in Glencoe. The lands are legally described as Block I, Lot 10 of Plan 159, Municipality of Southwest Middlesex (Glencoe).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday June 18th, 2025 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 or by mail 153 McKellar Street, Glencoe ON N0L 1M0 by **noon on Tuesday June 17th, 2025** before the meeting in order to provide comment/oral submissions. 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 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 June 17th, 2025** before the meeting for assistance. Questions about Electronic Planning Act Public Meeting protocol may be directed to the Clerk by email clerk@southwestmiddlesex.ca or telephone at 519-287-2015.

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 Erin Besch, Planner at 519-930-1010 at ebesch@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 4th day of June, 2025.



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

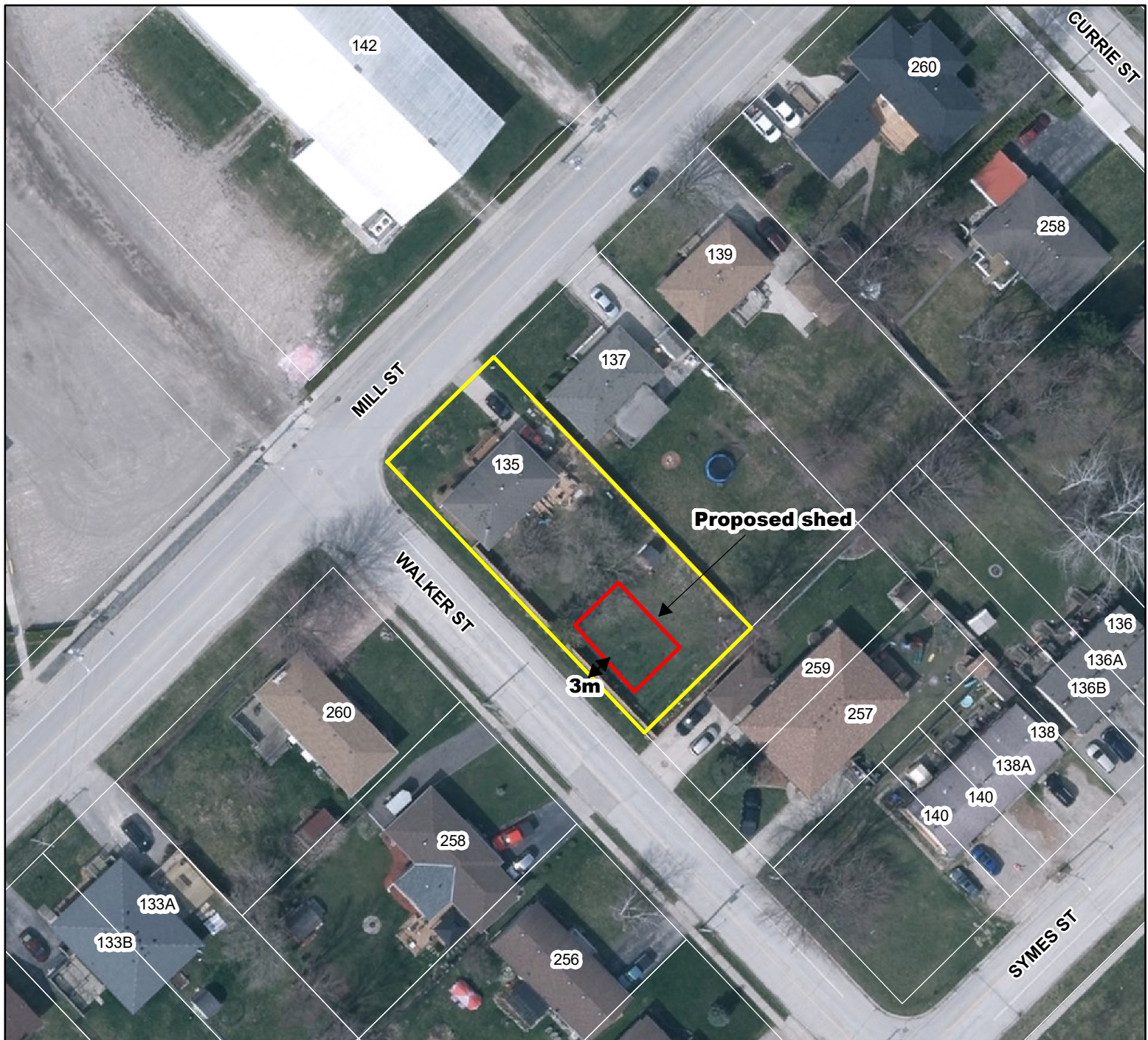
APPLICATION FOR MINOR VARIANCE: A2-2025

Owner: Travis Keating

135 Mill Street, Glencoe
PLAN 159 BLK I LOT 10
Municipality of Southwest Middlesex



Municipality of SOUTHWEST MIDDLESEX KEY MAP



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May, 2025



Lands subject to Minor Variance

1:750

0 5 10 20 Metres

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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.