



NOTICE OF PUBLIC MEETING

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

APPLICATION FOR MINOR VARIANCE (A3-2025)

OWNER:	Bryan & Suzanne La Guff
LOCATION:	190 Walker Street, Glencoe
ROLL NUMBER:	390600802000802

Purpose and Effect

The purpose and effect of the Application for Minor Variance A3-2025 is to permit a setback of 28 metres (91.9 feet) for a residential structure to a railway, whereas a minimum setback of 30 metres (98.4 feet) is required in the Residential First Density (R1) Zone. The application also proposes to permit an accessory building that is 120.8 m² (1,300 ft²) in size, whereas a maximum of 100 m² (1,076.4 ft²) is permitted in the R1 Zone.

The application will facilitate the conversion of an existing detached garage into a second dwelling unit that is 57.2 m² (616 ft²) in size, as well as a 63.6 m² (684 ft²) garage to be added onto the structure.

The subject lands are approximately 2,018 m² (0.5 ac) in size and contain a single detached dwelling with a floor area of approximately 167.2 m² (1,800 ft²). The subject lands are serviced by municipal water and sewer connections and have an access off Walker 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.

This application was originally brought forward at the July 16th, 2025 Committee of Adjustment meeting but was deferred pending more information.

Description and Location of Subject Lands

The subject lands are located on the west side of Walker Street, just north of Concession Drive (County Road 14) in Glencoe. The lands are legally described as Part of Lots 6 & 7, Block L, Plan 317, Municipality of Southwest Middlesex (Glencoe).

Hybrid Planning Act Public Meeting

A hybrid (in person and electronic) statutory public meeting has been scheduled on **Wednesday August 13, 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 August 12th, 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 August 12th, 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 22nd day of July 2025.

Colleen Kelly, Deputy Clerk for

Kendra Kettler

Secretary-Treasurer Committee of Adjustment
Municipality of Southwest Middlesex

Telephone: (519) 287-2015

Fax: (519) 287-2359

Email: Clerk@southwestmiddlesex.ca

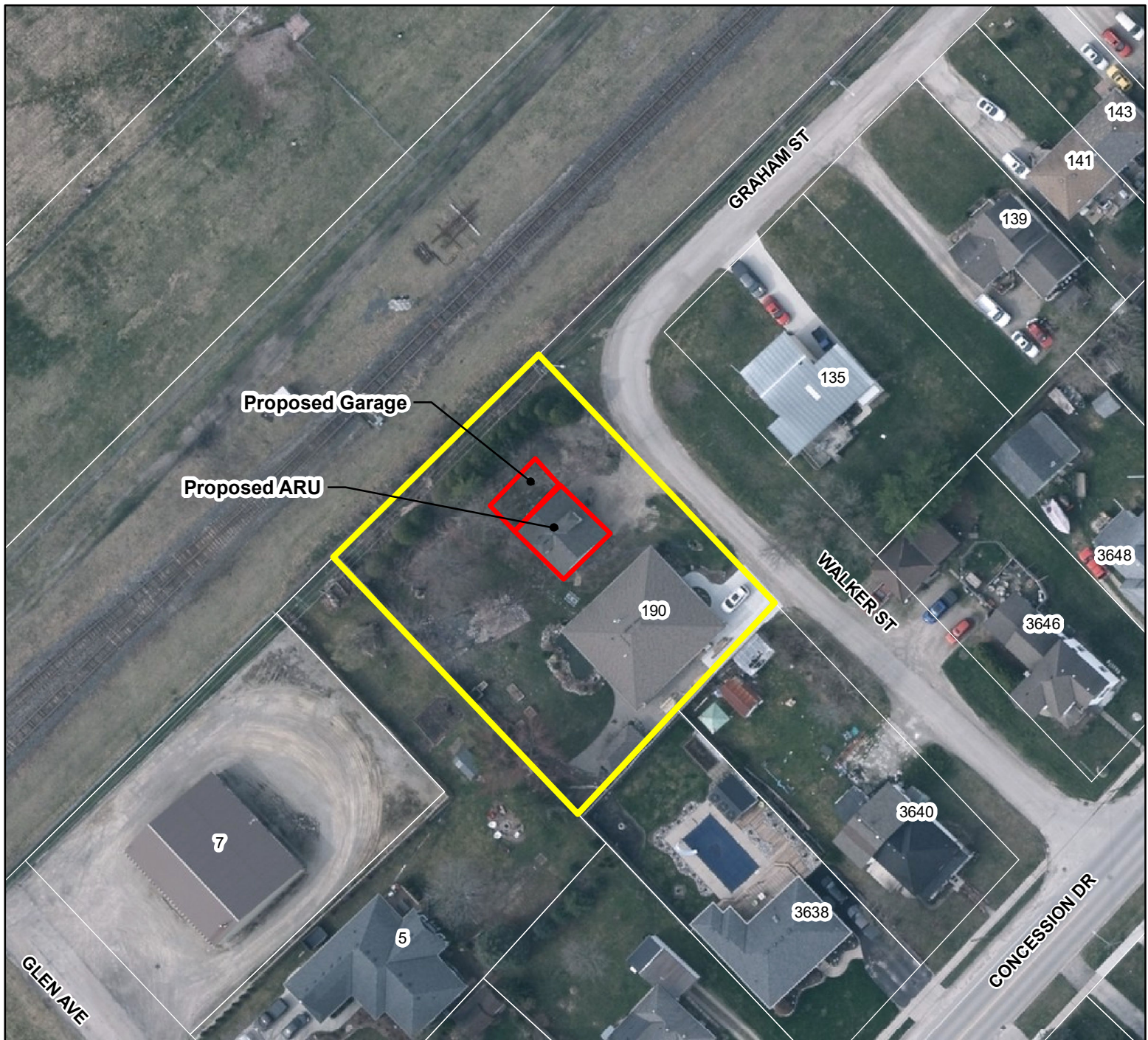
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190 Walker St
PLAN 317 BLK L PT LOTS 6 & 7
Municipality of Southwest Middlesex



Municipality of SOUTHWEST MIDDLESEX KEY MAP



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Lands subject to Minor Variance

1:790

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.