



NOTICE OF PUBLIC HEARING

OWNER:	Mark and Frances Bycraft
ADDRESS:	10143 Townsend Line (County Road 12)
Roll Number:	394600001023901
File No:	A05-2023

Meeting Date: Monday, June 19, 2023
Time: 7:00 PM
Place: The Township of Adelaide Metcalfe Municipal Office
Lower Level
2340 Egremont Drive, Strathroy, ON

PURPOSE AND EFFECT:

The purpose of the application for Minor Variance is to seek relief from provisions of Section 5.1.3 of the Township of Adelaide Metcalfe Comprehensive Zoning By-law No. 34-2007 as it relates to the maximum building height of an accessory structure. More specifically, the applicant is proposing to build a 111.48 m² (2,000 ft²) shop with a height of 7.1 m (24 ft), whereas the By-law restricts accessory structures to 5 m (16.4 ft) in height. The applicant has advised that the additional height is required to accommodate oversized garage doors.

The subject lands are 1.37 ha (3.39 ac) in size and contain a single detached dwelling on private services. A portion of the site is regulated by the Ausable Bayfield Conservation Authority.

The lands are located within the 'Agricultural Areas' land use designation of the Adelaide Metcalfe Official Plan and within the 'Rural Residential (RR) Zone' and 'Environmental Protection (EP) Zone' of the Adelaide Metcalfe Zoning By-law.

A location map illustrating the subject property is attached.

Description and Location of Subject Land

The subject property is located on the south side of Townsend Line (County Road 12), west of Langan Drive. The subject lands are legally described as Part of Lot 9, Concession 5 N.E.R. (Adelaide); and Part 1, RP 33R3614, Township of Adelaide Metcalfe.

INFORMATION ON THE APPLICATION:

For more information on the application, please visit the website or contact the planner.

Website: www.adelaidemetcalfe.on.ca
Planner: Erin Besch – 519-930-1010 or ebesch@middlesex.ca

PURPOSE OF THE MEETING:

- For the applicant to present the proposal
- For members of the public to ask questions and share their view on the proposal
- For the Committee of Adjustment to receive a recommendation report from the planner and to make a decision on the application.

The planning report will be available on the Township website the Thursday prior to the meeting.

WRITTEN COMMENTS:

If you wish to comment on the application, you are encouraged to provide written comments to the Clerk by email mbarnier@adelaidemetcalfe.on.ca or by mail 2340 Egremont Drive, RR 5, Strathroy, Ontario, N7G 3H6 by **noon on Friday, June 16th, 2023**. Please include the file number, 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 an oral submission at the meeting or wish to participate remotely. All persons wishing to participate remotely will be contacted by the Clerk and given electronic access instructions.

APPEAL PROCEDURE:

Only the applicant or a public body can appeal a Committee of Adjustment decision to the Ontario Land Tribunal. This must be filed within 20 days from the date of decision.

HOW TO STAY INFORMED:

If you wish to be notified of the decision of the Adelaide Metcalfe Committee of Adjustment, you must make a written request to the Township at 2340 Egremont Drive, RR 5, Strathroy, Ontario, N7G 3H6.

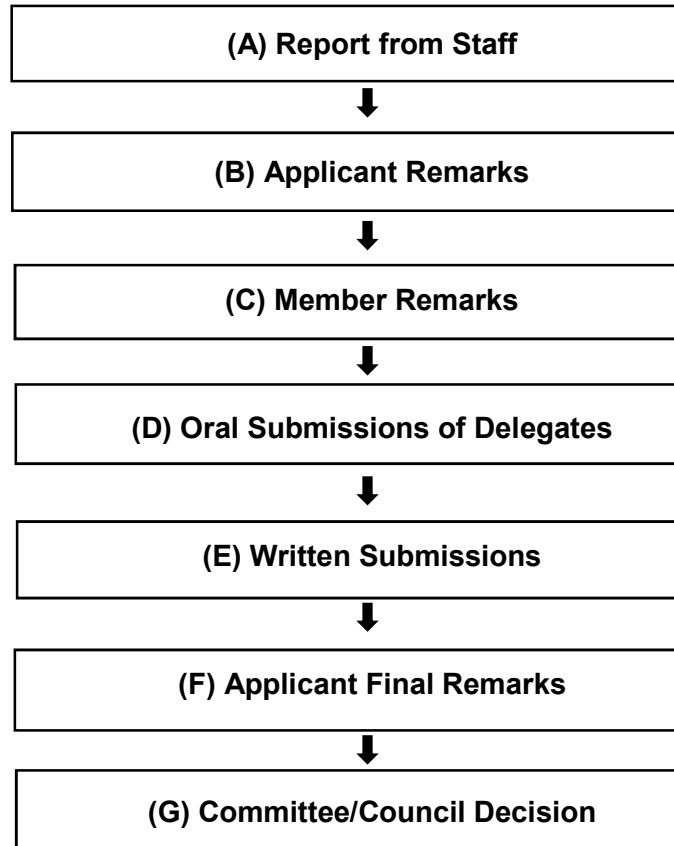
The Public Hearing will be live-streamed on the Township's YouTube Channel beginning at 7:00 pm on the date indicated above.

If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

Date of Notice: May 30, 2023

Mike Barnier
Clerk/Secretary-Treasurer
Township of Adelaide Metcalfe
Tel: (519) 247-3687
Email: mbarnier@adelaidemetcalfe.on.ca

Electronic Meeting Structure



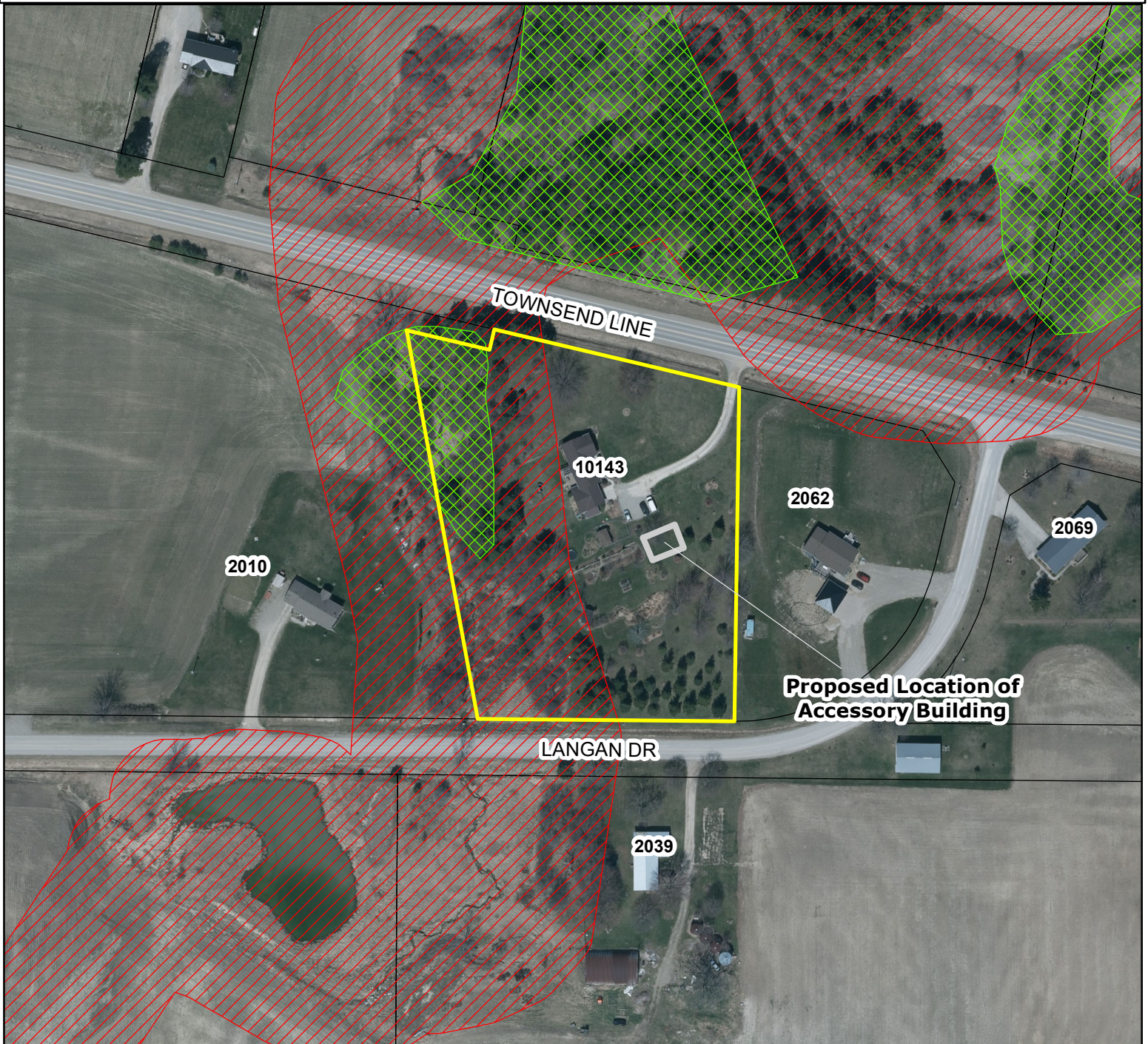
APPLICATION FOR MINOR VARIANCE: A05-2023

Owner: Mark and Frances Bycraft

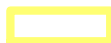
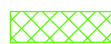

10143 Townsend Line
Con 5 NER Part Lot 9 RP 33R3614 Part 1
Township of Adelaide Metcalfe



Township of ADELAIDE METCALFE

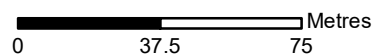


Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May 2023

-  Lands Subject to Minor Variance
-  Significant Woodland (MNHS 2014)
-  CA Regulated Area



1:2,000



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.