



NOTICE OF PUBLIC HEARING

OWNERS:	Ezio & Laini Poldrugovac
AGENT:	Mike Medeiros
ADDRESS:	29082 Kent Street, Adelaide
Roll Number:	394600001008000
File No:	A06-2023

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 5.1.2 of the Township of Adelaide Metcalfe Comprehensive Zoning By-law No. 34-2007 as it relates to locating an accessory building in the front yard of a residential property. More specifically, the owner is proposing to build a 69.7 m² (750 ft²) detached garage with a front yard setback of 10 m (32.8 ft), whereas the Zoning By-law prohibits accessory buildings from locating closer to the front lot line than the main dwelling (25.5 m (83.7 ft)).

The subject lands are 1,949.5 m² (0.48 ac) in size and contains a single detached dwelling on private services, a workshop and a shed. The owners are proposing to make use of the existing access of Kent Street.

The lands are located within the 'Hamlet Areas' land use designation of the Adelaide Metcalfe Official Plan and within the 'Urban Residential (UR) 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 northeast corner of Kent Street and Egremont Drive (County Road 22) in the hamlet of Adelaide. The subject lands are legally described as Part of Lot 11, Concession 1 N.E.R. and Crown Survey Lot 11 N/S Egremont Road (Adelaide), 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

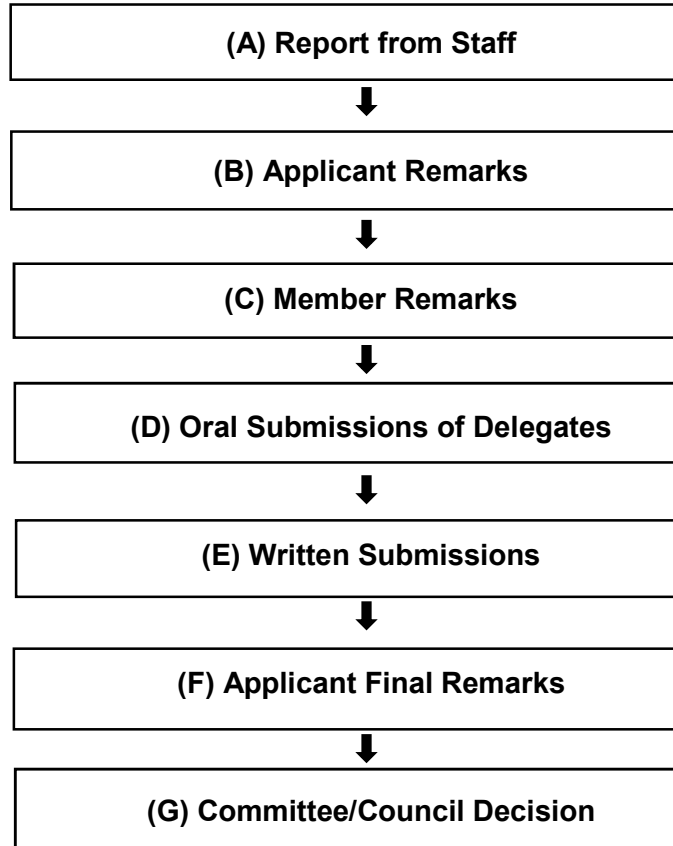
pm on the date indicated above.

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: A06-2023

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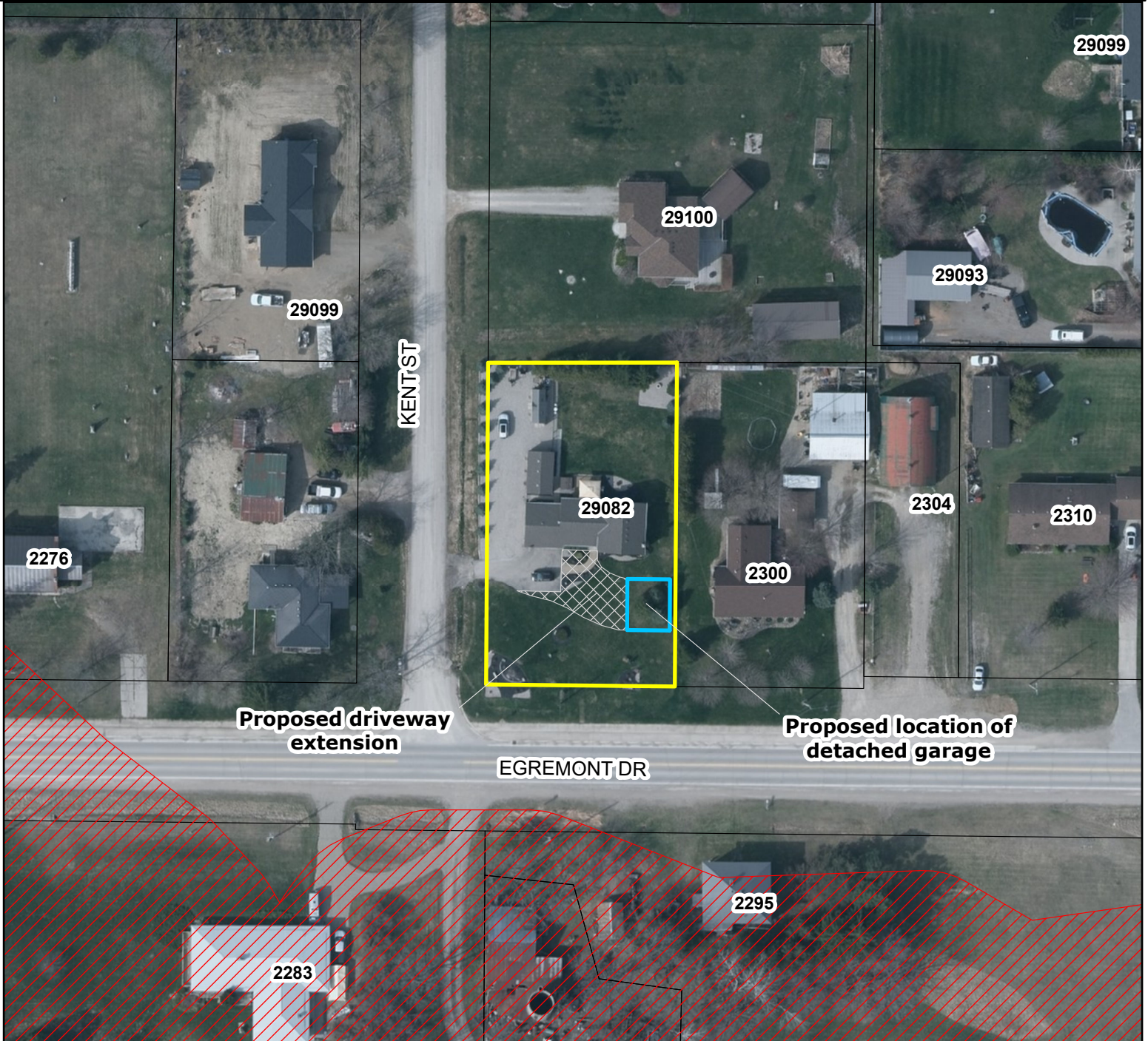
29082 Kent Street

CON 1 NER PT LOT 11 CROWN SURVEY LOT 11 N/S EGREMONT ROAD

Township of Adelaide Metcalfe



Township of ADELAIDE METCALFE



Proposed driveway extension

Proposed location of detached garage

EGREMONT DR



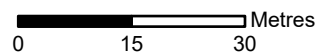
 Lands Subject to Minor Variance

 CA Regulated Area

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



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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.