



# NOTICE OF PUBLIC HEARING

pursuant to Section 45  
of the *Planning Act, R.S.O. 1990, c. P.13* as amended

## APPLICATION FOR MINOR VARIANCE A03-2017

**OWNERS:** Alan & Catherin Aitken  
**LOCATION:** 2125 Egremont Drive  
**ROLL NUMBER:** 3946-000-010-01900

### Purpose and Effect of the Application

The purpose of the application for Minor Variance is to seek relief from the Township of Adelaide Metcalfe Comprehensive Zoning By-law No. 34-2007 as it relates to the minimum internal side yard required for a single detached dwelling and the permitted location of accessory buildings on the property.

The effect of the proposal is to permit the construction of a replacement single detached dwelling. The relief will also recognize the location of an existing accessory building on the subject lands. The proposed single detached dwelling would have an internal side yard of approximately 4.6 m and would be located behind the existing accessory agricultural building (drive shed). The Township's Zoning By-law requires an internal side yard of 15 m within the 'General Agriculture (A) Zone' and Section 5.1.2 of the Zoning By-law restricts the location of accessory buildings to only being permitted within a required rear yard or a required side yard. A location map of the subject property is attached.

### Description and Location of Subject Property

The subject property is located on the south side of Egremont Drive (County Road 22), east of Morse Road. The lands are legally described as Part of Lot 10, Concession 1, S.E.R and Part Road Allowance (geographic Township of Adelaide), Township of Adelaide Metcalfe.

### Public Hearing

The Municipality's Committee of Adjustment will hold a public hearing to consider the application:

**Date:** Monday, July 17, 2017  
**Time:** 7:15 PM  
**Place:** Township of Adelaide Metcalfe Municipal Office  
2340 Egremont Drive, RR 5, Strathroy, ON

You are invited to attend the public hearing, and present oral and written comments on this matter.

### Other Planning Act Applications

None.

### Other Information

If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Secretary-Treasurer prior to the Hearing.

Copies of the decision are provided only to those persons making a written request for the Notice of Decision. There is a 20 day appeal period from the date of the decision, during which the Committee's decision may be appealed to the Ontario Municipal Board. The Ontario Municipal Board may dismiss an appeal if the appellant did not submit written or verbal comments to the Committee.

Additional information regarding the proposal is available for public inspection Monday to Friday from 9:00 a.m. to 4:00 p.m. at the Township of Adelaide Metcalfe Municipal Office. 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.

DATED at the Township of Adelaide Metcalfe this 4 day of July, 2017.

Cathy Case  
Treasurer/Acting Administrator-Clerk  
Township of Adelaide Metcalfe  
Tel: (519) 247-3687  
Email: [ccase@adelaidemetcalfe.on.ca](mailto:ccase@adelaidemetcalfe.on.ca)

**APPLICATION FOR MINOR VARIANCE: A03-2017**

**Alan & Catherin Aitken**

2125 Egremont Drive  
Part of Lot 10, Concession 1, S.E.R. and Part Road Allowance  
Township of Adelaide Metcalfe



**Township of ADELAIDE METCALFE**



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**SUBJECT PROPERTY**



1:8,000



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