

APPLICATION FOR MINOR VARIANCE (A-08/19)

OWNER: Melchers Development Inc. (Chris Melchers)
LOCATION: 10038 Oxbow Drive
ROLL NO.: 393900002021358

What: The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the minor variance application is to seek relief from Middlesex Centre's Comprehensive Zoning By-law 2005-05 as it relates to the maximum encroachment permitted for a deck in the rear yard. The applicant is requesting to permit a proposed deck to extend 3 metres into the required rear yard, whereas the Comprehensive Zoning By-law permits a maximum encroachment of 1.5 metres into a required rear yard for a deck in the site-specific Urban Residential First Density (UR1-31) zone.

Site: The subject property is located on the west side of Oxbow Road and south of Parkview Drive in Komoka-Kilworth. The subject property is Municipally known as 10038 Oxbow Drive.



Public Meeting

Council will hold a public meeting to gather feedback regarding the minor variance application and to consider the proposal. The details are as follows:

Date: Wednesday April 24th, 2019
Time: 7:00 p.m.
Place: Middlesex Centre Council Chambers at 10227 Ilderton Road in Coldstream

What if I can't attend the future Public Meeting?

You can learn more about the proposed development by contacting the Municipal office, or by visiting the Municipality's website at the below link. You may choose to submit comments via letter or email.

<https://www.middlesexcentre.on.ca/Public/Home.aspx>

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the chair will keep the meeting in order and allow the applicant (or their development team), the public, and Council to speak and ask questions.

Why is this Public Meeting being held and what are your rights?

Within Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. By law, municipalities must hold a public meeting. This meeting is one of your chances to learn about the development proposal and offer your opinions.

Under the legislation governing this development process, which is Section 45 of the *Planning Act*, you have the following rights:

1. 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. Please note that all written material submitted and verbal comments presented will form part of the public record and will be available for full disclosure.
2. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Minor Variance Application.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Minor Variance application is approved or refused;
 - a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre to the Local Planning Appeal Tribunal,
 - b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of the Committee of the Municipality of Middlesex Centre in regards to the proposed minor variance, you must make a written request to the Planning Division of the Municipality of Middlesex Centre at 10227 Ilderton Road, RR #2, Ilderton, ON N0M 2A0.

For more information about this matter, including information about appeal rights, contact the planner for the Municipality of Middlesex Centre at 519-434-7321 ext. 2282.

Other Planning Act Applications

None.

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

DATED at the Municipality of Middlesex Centre this 10th day of April, 2019.

Ann Wright
Clerk
Municipality of Middlesex Centre
10227 Ilderton Road, RR 2
Ilderton, ON N0M 2A0