

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

**APPLICATION FOR MINOR VARIANCE (A-14/19)**

**OWNER:** Bob Condon  
**LOCATION:** 75 Caverhill Crescent, Komoka  
**ROLL NO.:** 393900002026531

**What:** The Municipality is seeking input on a development application within 60 metres of your property. The purpose of the Application for Minor Variance is to seek relief from the encroachment provisions in Section 4.30a) (vi). The owner is requesting to encroach 2 metres (6.7 feet) into the required rear yard setback, whereas the Comprehensive Zoning By-law only permits a rear yard encroachment of 1.5 metres (4.9 feet). The effect of the proposal is to facilitate the construction of a covered deck, attached to the single detached dwelling.

**Site:** The subject property is located on the west side of Caverhill Crescent and north of Duke Street. The subject property is legally described as Lot 14, Plan 33M-673 (geographic Township of Lobo), Municipality of Middlesex Centre. Municipally known as 75 Caverhill Crescent.



**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 September 25<sup>th</sup>, 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>

**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 Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre in regards to the proposed Minor Variance Application, 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.

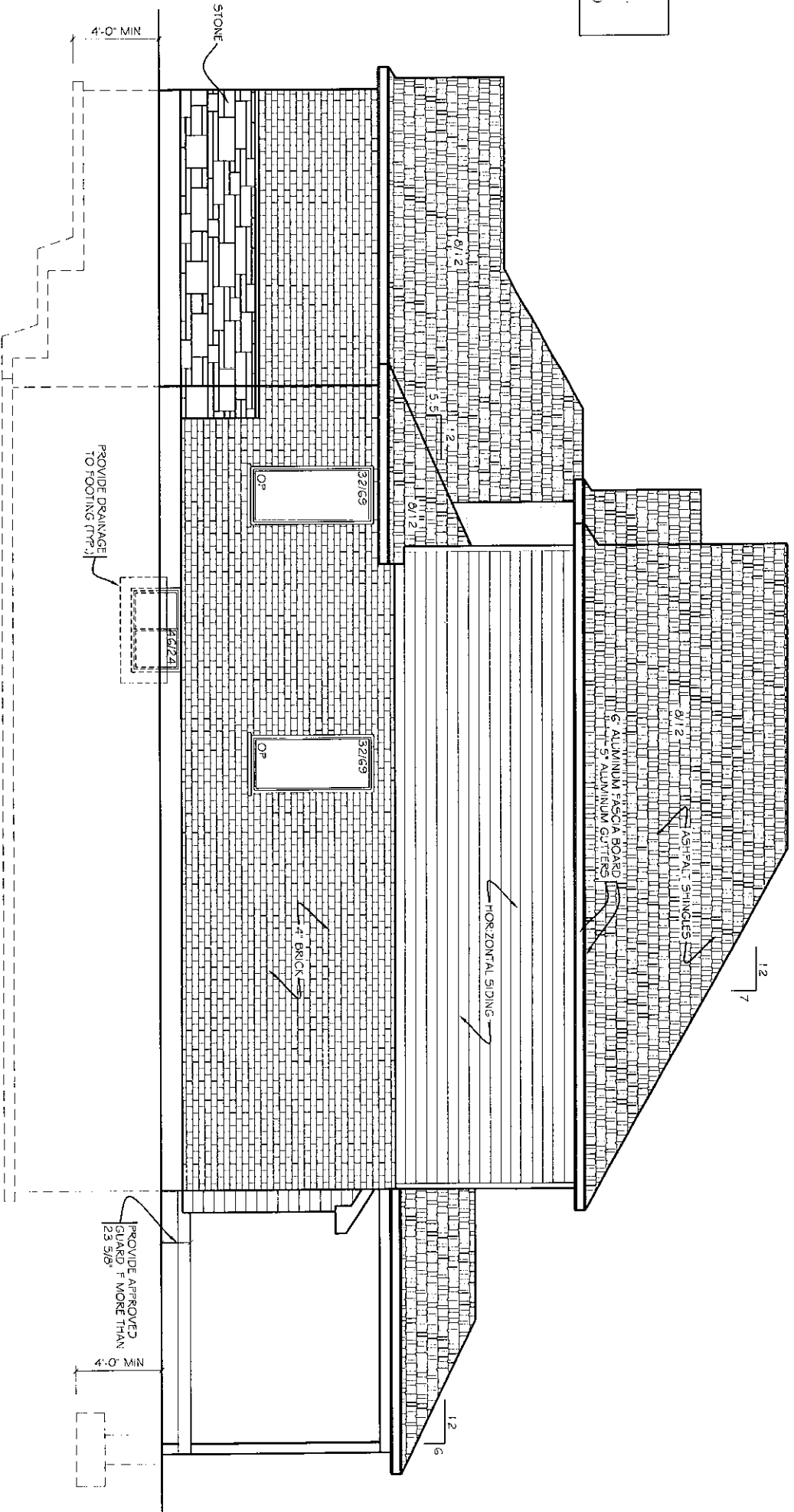
DATED at the Municipality of Middlesex Centre this 21<sup>st</sup> day of August, 2019.

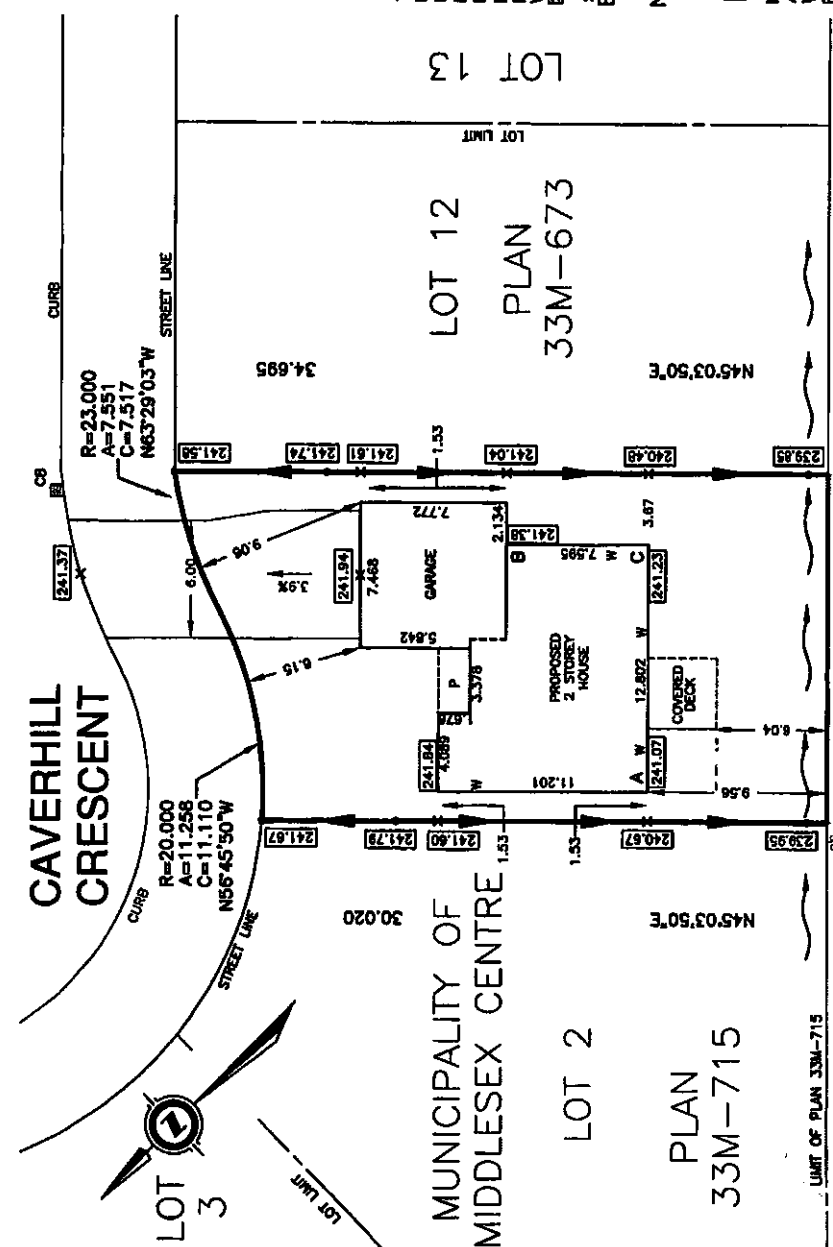
Ann Wright  
Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Road, RR 2  
Ilderton, ON N0M 2A0



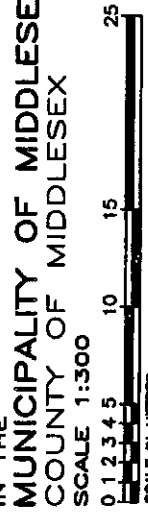
31E  
(Rev.)

RIGHT ELEVATION





**LOT GRADING PLAN**  
 OF ALL OF  
**LOT 1, PLAN 33M-715**  
 MUNICIPAL NUMBER 75  
 IN THE  
**MUNICIPALITY OF MIDDLESEX**  
 COUNTY OF MIDDLESEX  
 SCALE 1:300



**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

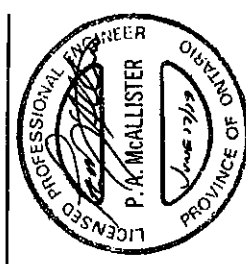
**NOTES:**

- TOP OF FOUNDATION ELEVATION=242.14
- UNDERSIDE OF FOOTING ELEVATION: FRONT=-239.60
- UNDERSIDE OF FOOTING ELEVATION: REAR =-239.60
- DRIVEWAY ELEVATION AT GARAGE ENTRANCE=241.94
- DRIVEWAY HAS A 3.9% SLOPE TO CURB
- BASEMENT WINDOW SILL ELEVATION=241.53
- P DENOTES PORCH
- W DENOTES WINDOW
- 241.53 DENOTES PROPOSED ELEVATION
- 241.53 DENOTES EXISTING ELEVATION
- 241.53 DENOTES EXISTING ELEVATION
- EXPOSED CONCRETE AT "A" - 3'-6", "B" - 2'-6"
- EXPOSED CONCRETE AT "C" - 3'-0"

**NOTE:** ELEVATION OF SANITARY SEWER PDC TO BE VERIFIED ON SITE, PRIOR TO EXCAVATION TO DESIGN UNDERSIDE OF FOOTING ELEVATION

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS, WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE CITY ENGINEER OR ATTACHED TO THE SUBDIVISION AGREEMENT.



PLAN DRAWN: MAY 31, 2019

**ARCHIBALD, GRAY & MCKAY LTD.**  
 3514 WHITE OAK ROAD, LONDON, ON, N8E 2Z9  
 PHONE 519-885-5390 FAX 519-885-5303  
 EMAIL info@agm.on.ca WEB www.agm.on.ca

**AGM**  
 PLAN • SURVEY • ENGINEER

DRAWN BY: AJG DIGITAL FILE: M715L001.dwg BUILDER: J.A. CONDON HOMES INC.  
 CHECKED BY: TJS COGO FILE: 33M715CON.COG  
 Plot date: Jun 06, 2019 FILE No: KO-M715-01-9

**LOT 4, CONCESSION 2**  
 (GEOGRAPHIC TOWNSHIP OF LOBO)

**NOTE:** SIDEWALKS BUILT IN SIDYARDS MAY REQUIRE RETAINING WALLS  
 CERTIFICATION OF LOT GRADING DESIGN BY  
 AECOM CANADA LTD.

**\*PORCHES INCLUDED IN COVERAGE\***

	Area m.sq.	Coverage %
Driveway	51.891	9.07
Building	138.442	24.15
Landscape	325.777	58.81
Garage	57.135	9.97

*ORIGINAL DRAWING*