

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

**APPLICATION FOR MINOR VARIANCE (A-15/19)**

**OWNER:** Peter McClary  
**AGENT:** Alex Bollinher  
**LOCATION:** 23550 Highbury Ave North (County Road 23)  
**ROLL NO.:** 393903401015400

**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 Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the location of an accessory structure and maximum floor area for accessory buildings in an Agricultural (A1) zone. The applicant is requesting an accessory building to be located in the front yard, with an increase in floor area of 54 metres squared (581.25 square feet), whereas the Comprehensive Zoning By-law does not permit accessory buildings in the front yard and limits accessory buildings to 165 square metres (1776.05 square feet) in the Agricultural (A1) zone. The effect of the proposal is to facilitate the construction of a gazebo.

**Site:** The subject property is located on the east side of Highbury Ave North (County Road 23) and north of Fourteen Mile Road. The property is legally described as Part of Lot 8, Concession 14 (geographic Township of London), Municipality of Middlesex Centre.



**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.

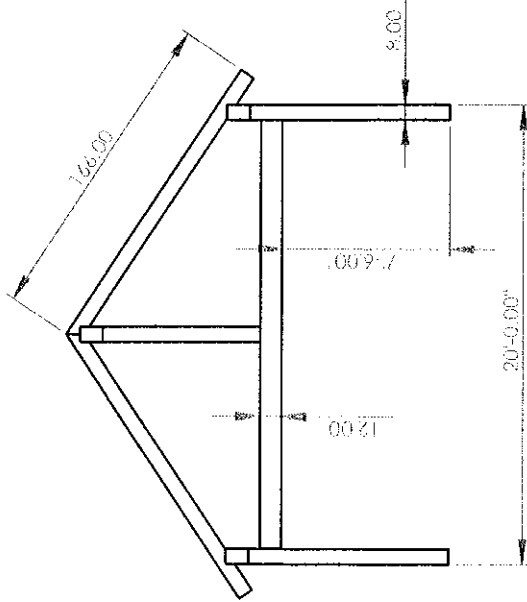
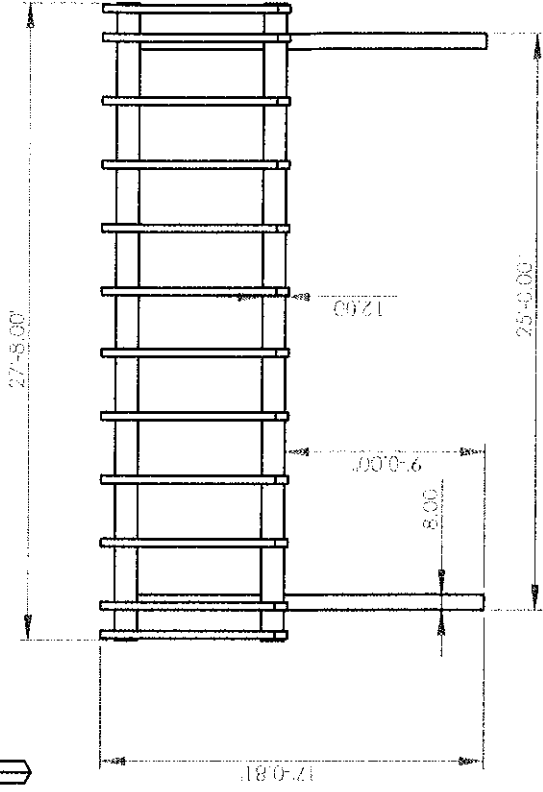
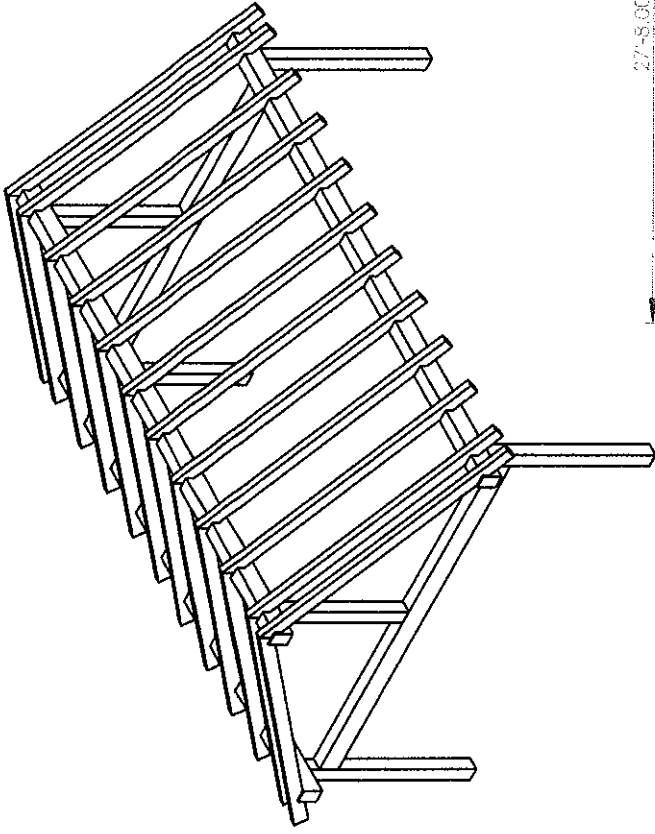
### **Other Planning Act Applications**

Minor Variance application A-5 2019, which was previously granted earlier this year.

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

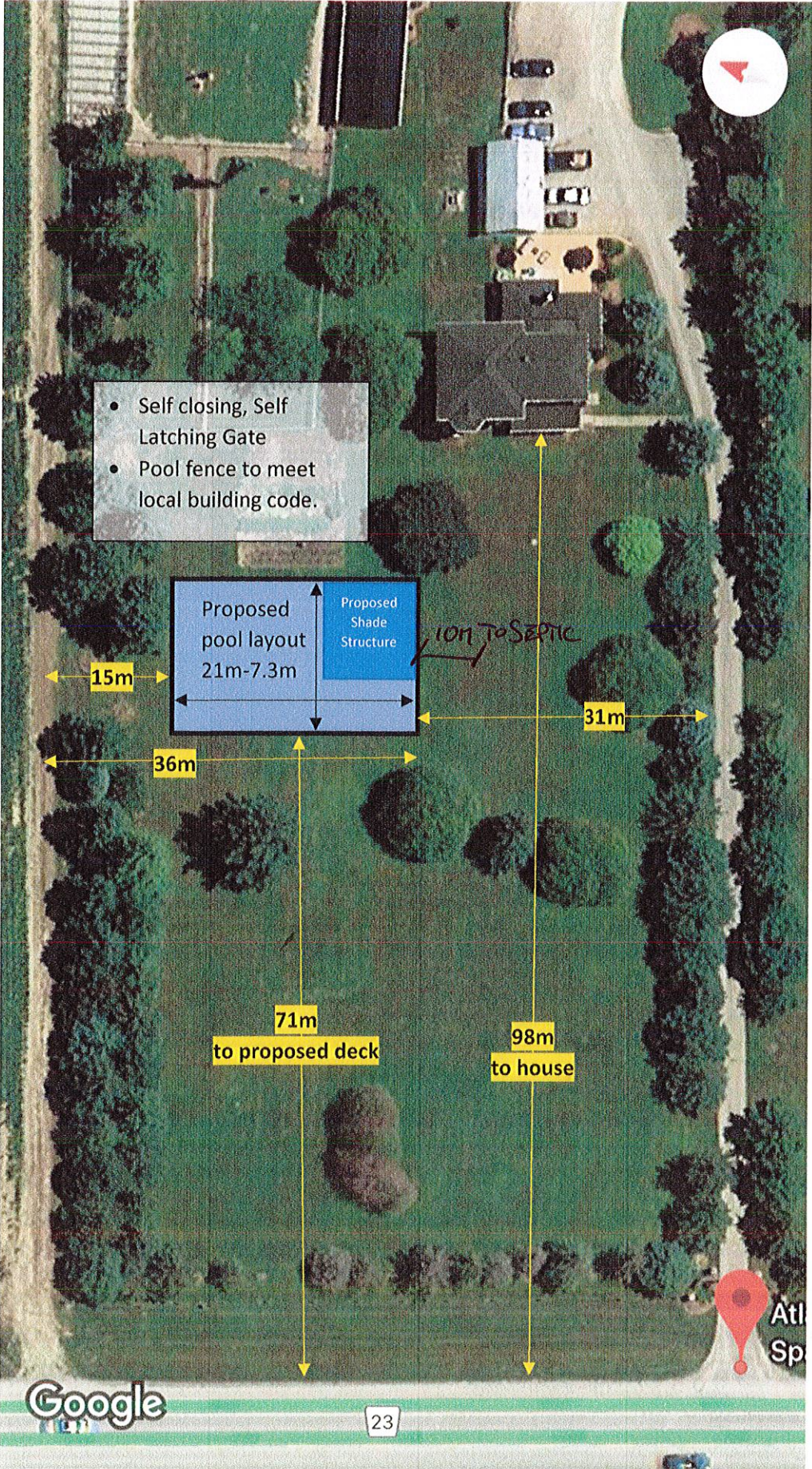


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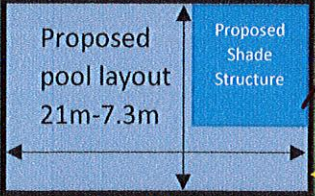
SIZE **A** DWG. NO. REV

SCALE: 1:100 WEIGHT:

2 SHEET 1 OF 1



- Self closing, Self Latching Gate
- Pool fence to meet local building code.



15m

36m

71m  
to proposed deck

31m

98m  
to house