



COMMITTEE OF ADJUSTMENT DECISION

APPLICATION A-22-2022

We, the undersigned members of the Municipality of Middlesex Centre Committee of Adjustment, do hereby certify that the following is a decision reached by us at a hearing at the Municipality of Middlesex Centre Offices, Coldstream, Ontario, on Wednesday, October 13, 2022. The said decision was reached on Minor Variance A-22-2022, filed by Greg Ejsymont on behalf of Justin Young, for relief from the Comprehensive Zoning By-law in order to permit a maximum overall size of 47 square metres (505 square feet) or 4.35 percent lot coverage for all accessory buildings, for a property legally described as Lot 15, Plan M339, in the Municipality of Middlesex Centre, County of Middlesex, and Municipally known as 62 Winona Road

DECISION: APPROVED

DATE OF DECISION: October 12, 2022

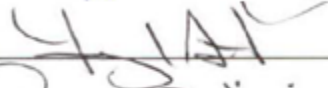
WITH CONDITIONS / WITHOUT CONDITIONS: WITH

COMMITTEE MEMBERS CONCURRING IN THE DECISION:

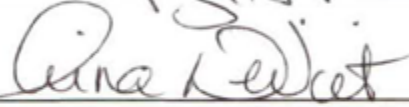
Debbie Heffernan




Hugh Aerts



Aina DeViet



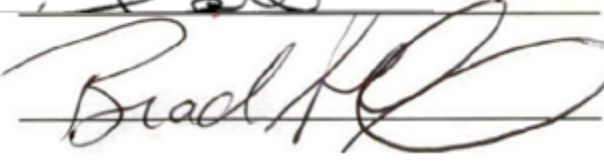
John Brennan



Sue Cates



Brad Scott



CONDITIONS

THAT the accessory building be constructed in the same general location as shown in the applicants site plan, attached to below

REASONS

- The request complies with the general intent and purpose of Middlesex Centre’s Official Plan;
- The request complies with the general intent and purpose of Middlesex Centre’s Comprehensive Zoning By-law;
- The request is minor in nature; and
- The request represents appropriate development on the subject property.



PROPOSED ACCESSORY
(HATCHED)

LOT COVERAGE
LOT AREA = 1080 SM.
PROPOSED CONSTRUCTION = 47 SM.
TOTAL ALLOWED LOT COVERAGE
3% = 32.4 SM.

NOTE TO DRAWING:
THIS IS NOT A SURVEY. ELEVATION DRAFTING & DESIGN IS NOT AN ONTARIO LAND SURVEYOR. THE ACCURACY OF THIS DOCUMENT HAS BEEN OBTAINED FROM THE BELOW MENTIONED SOURCE. THE DRAWING IS INTENDED TO BE USED AS A DIAGRAM ONLY MEANT TO COMPLEMENT THE ARCHITECTURAL DRAWINGS. SPECIFICALLY FOR THE PURPOSES OF ORIENTATION, ZONING, LIMITED DISTANCES AND SPATIAL RELATIONSHIPS BETWEEN OTHER BUILDINGS
SOURCE: GOOGLE/CITY ZONING MAPS

1 SITE PLAN
1/16" = 1'-0"



ELEVATION DESIGN & DRAFTING
3 GUILDFORD CRES.
LONDON, ONTARIO
N6J3Y2, 519-239-0967
www.Elevationdesign.ca

I, [Gregory Ejsymont] declare that I have reviewed and taken responsibility for the design work on behalf of a firm registered under Division C Part 3 Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual BCIN: 43835
Firm BCIN: 118343
Signature of Designer:
Date: JUNE 23, 2022

Greg Ejsymont

No.	Description	Date

JUSTIN YOUNG
62 WINONA RD
KOMOKA, ON N6P 1P6
POOL CABANA

SITE PLAN

Project number	22-004	A0.0
Date	JUNE 12, 2022	
Drawn by	G.E.	Scale
Checked by	G.E.	
		1/16" = 1'-0"