



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

APPLICATION FOR MINOR VARIANCE (A-24-2022)

Owner: Stoneridge Homes Inc
Agent: Paul Hinde c/o Ironstone Building Company
Location: 17 Elmhurst Crescent
Roll No: 393900001034100

Public Meeting

The Committee of Adjustment will hold a public meeting to gather feedback regarding the Minor Variance application to consider the proposal. The details are as follows:

Date: December 14, 2022
Time: 6:00 p.m.
Place: This will be a hybrid in-person/virtual meeting broadcasted on the Municipality's YouTube Channel. Details around how to view the meeting can be found on the Municipality's website at middlesexcentre.on.ca/council-meetings

Purpose and Effect of the Application

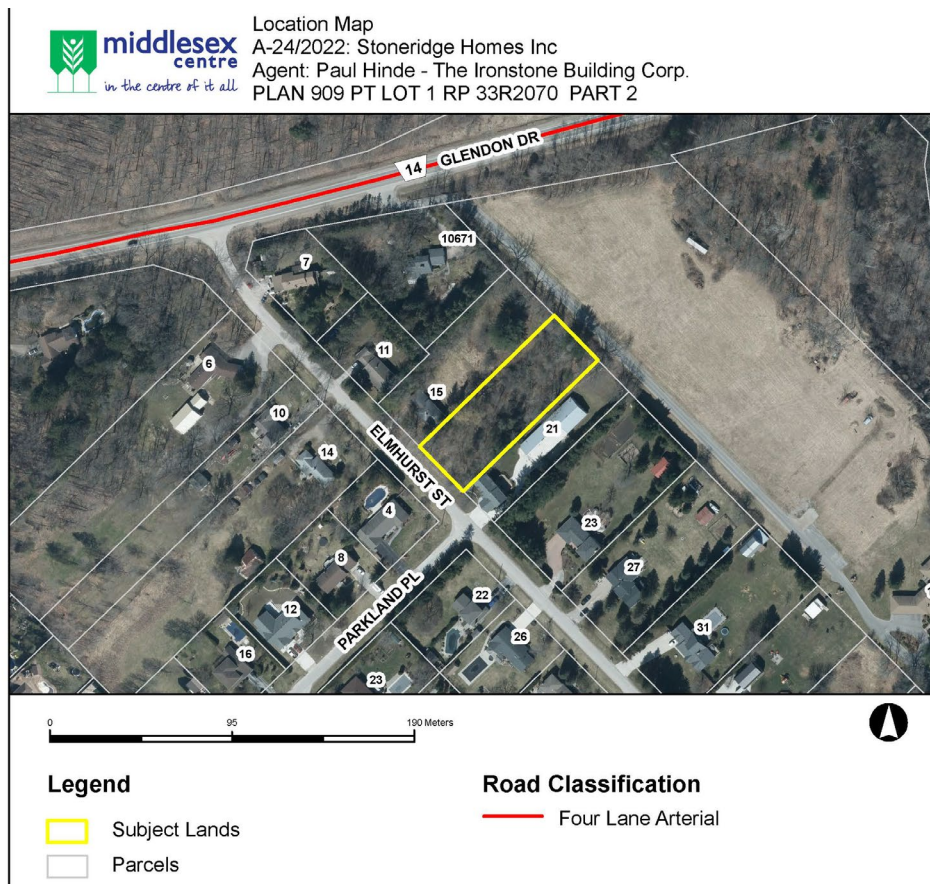
The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Application for Minor Variance is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the maximum permissible gross floor area and height for an accessory building in the site specific Urban Residential First Density – exception (UR1-40) Zone. The applicant is requesting a maximum size of all accessory buildings of 118 square metres (1270 square feet) or 3.6 percent lot coverage, whereas the Zoning By-law permits a maximum size of the lesser of fifty square metres (50.0 m²) (538.0 square feet) of gross floor area or three percent (3%) lot coverage, which in this case would be a maximum permissible size of 50 square metres. The applicant is also seeking relief to the maximum permitted height for an accessory building to 6.1 metres (20 feet), whereas the Zoning By-law permits a maximum height of 5.5 metres (18 feet). The effect of the proposal is to facilitate the construction of one accessory building in the rear yard of the property.

Proposal Summary

Requirements	Relief Requested
As per section 4.1 (b) (i) no buildings or structures accessory to a dwelling shall exceed the lesser of 50.0 m ² (538 ft ²) of gross floor area or three percent (3%) lot coverage in any <u>Urban Residential or Community Residential Zone</u> .	118 m ² , which is an increase in lot coverage of 68 m ² , that being 3.6 percent lot coverage
As per section 4.1 (c) (i) no buildings or structures accessory to a dwelling shall exceed 5.5 metres (18 feet) in height in any <u>Urban Residential or Community Residential Zone</u> .	6.1 metres (20 feet), which is an increase of 0.6 metres (2 feet).

Description and Location of the Subject Lands

The subject property is located on the north east side of Elmhurst Street, south of the intersection at Glendon Drive and Elmhurst Street. The land is legally described as Part of Lot 1, Plan 909, in the Municipality of Middlesex Centre, County of Middlesex and is municipally known as 17 Elmhurst Street in Kilworth.



About the Public Meeting

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 via a brief presentation, ask questions, and/or make statements either in favour of, or in opposition to the proposal. If you have questions about the application, we encourage you to contact the Planner directly in advance of the meeting as they may be able to answer your questions.

How to Participate in the Public Meeting

- 1) **VIEW THE MEETING** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.
- 2) **SUBMIT WRITTEN COMMENTS** to the Municipal Clerk at clerk@middlesexcentre.ca. Comments will form part of the public record and will be circulated to Council and staff. Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre regarding this application, your name, contact information, and communications may become party of the public record that will be available to the general public, pursuant to the *Planning Act* and the *Municipal Freedom of Information and Protection and Privacy Act*.
- 3) **SPEAK TO COUNCIL** remotely by pre-registering with the Planning Department by emailing planning@middlesexcentre.ca. Upon receipt of your email, you will receive a reply with instructions for obtaining your unique Zoom link in order to participate in the Public Meeting.
- 4) **ATTEND THE MEETING IN PERSON** at the Middlesex Centre Municipal Office. Any members of the public who wish to speak to an application will be given the opportunity to do so.

How to Stay Informed

If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk of the Municipality of Middlesex Centre by mail at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, or by email at clerk@middlesexcentre.ca. For more information about this application, including information about appeal rights, please contact the County planner Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email dfitzgerald@middlesex.ca.

Other Information

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre before the application is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal.

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