



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

APPLICATION FOR MINOR VARIANCE (A-03-2023)

Owner: Linrui Guo and Fuyan Li

Agent: John Szabo

Location: 14081 Eight Mile Road

Roll No: 393903407016300

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: March 15, 2023

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

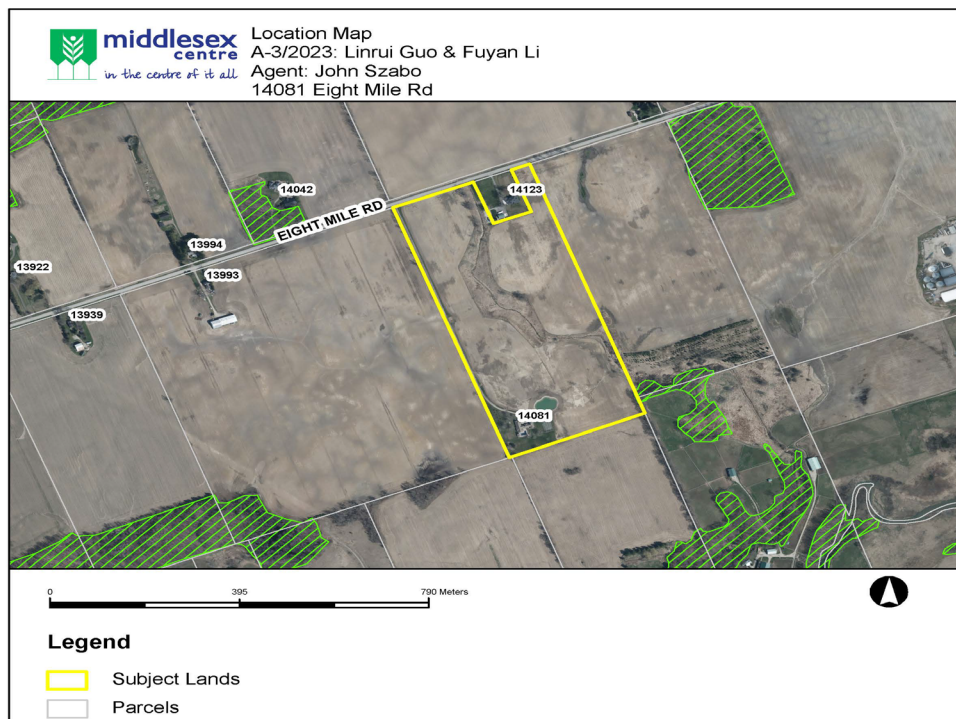
The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Application for Minor Variance is to expand a legal non-conforming use on the subject lands. The subject property historically has contained an existing single-detached dwelling. The current zoning of the property is an Agricultural No Residence (A3) Zone, as a result of a dwelling surplus to a farm operation severance, which does not permit residential dwelling units. As an existing non-conforming use, Section 4.20 of the Zoning By-law allows existing uses to continue to be used until such time as the use ceases. Additionally, it only permits the existing dwelling and does not contemplate any expansions. The owner(s) have applied to expand the non-conforming use in the format of an addition to the existing home. As proposed, the addition would contemplate adding 37.16 square metres (400 square feet) in the format of a sunroom. Therefore, an application has been submitted to expand the legal non-conforming single detached dwelling to include a larger building footprint.

Proposal Summary

Requirements	Relief Requested
<p>As per section 4.20 – Non-Conforming Uses states: Nothing in this By-law shall apply:</p> <p>(a) to prevent the use of any land, building or structure for any purpose prohibited in this By-law if such land, building or structure was lawfully used for such purpose on the date of the passing of the By-law, so long as it continues to be used for that purpose; and</p> <p>(b) to prevent the erection or use for a purpose prohibited in this By-law of any building or structure for which a permit has been issued under the Building Code Act, 1992, S.O. 1992, c.23, prior to the date of the passing of the Bylaw, so long as the building or structure when erected is used and continues to be used for purposes for which it was erected and provided the permit has not been revoked under such Act.</p>	<p>37.16 square metres (400 square feet).</p>

Description and Location of the Subject Lands

The subject property is located on the south side of Eight Mile Road, west of the intersection at Highway 4 (Richmond Street) and Eight Mile Road. The land is legally described as Part of Lot 18, London Concession 7 N, in the Municipality of Middlesex Centre, County of Middlesex.



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.

If a person or public body does not make an oral submission(s) at a public meeting, or make written submissions to the Municipality of Middlesex Centre before the application is passed, the

person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

Notwithstanding the above, subsection 45 (12) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

Other Planning Act Applications:

None.

If you are aware of any persons affected by this application 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 1st day of March, 2023



James Hutson
Municipal Clerk
Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, ON, N0M 2A0