



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

**APPLICATION FOR MINOR VARIANCE (A-05-2023)**

Owner: 1917155 Ontario Inc.  
Agent: Wel Group (Andrew Douglas)  
Location: 13178 Ilderton Road  
Roll No: 393903408017800

**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](http://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 minimum required amenity space per dwelling unit and minimum buffer between a driving aisle and property line. The applicant is requesting a minimum interior side yard setback of 1.2 metres, whereas the Zoning By-law requirements a minimum interior side yard setback of 2 metres on the side nearest the neighbouring dwelling. The effect of the proposal is to facilitate the construction of an addition to the existing single detached dwelling on the southeast interior side yard of the property.

**Proposal Summary**

Requirements	Relief Requested
As per section 10.1.11, the minimum outdoor amenity area is 45 m <sup>2</sup> per dwelling unit	30 m <sup>2</sup> per dwelling unit
As per 4.24 (g), parking areas and driveways shall be permitted in any part of any yard provided that the parking areas and driveway shall be separated from any lot lines by a planting strip not less than 1.0 m in width	0.0 m wide planting strip

## Description and Location of the Subject Lands

The subject land is approximately 1, 011.7 m<sup>2</sup> (10, 890 ft<sup>2</sup>) in area and located on the north side of Ilderton Road and east of Timberwalk Trail. The property is legally described as Concession 11 Pt Lot 26, Municipality of Middlesex Centre.



## 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](mailto: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](mailto: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](mailto:clerk@middlesexcentre.ca). For more information about this application, including information about appeal rights, please contact the County planner Marion Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@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 51(48.3) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

## **Other Planning Act Applications:**

Site Plan Approval – SP04-2022 (under review)

Zoning By-law Amendment - ZBA-04-2022 (approved July 20, 2022)

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.

