



NOTICE OF HEARING

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

APPLICATION FOR MINOR VARIANCE (A-01-2024)

Owner: Luke Oslizo
Location: 23830 Denfield Road
Roll No: 393903409010312

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 20, 2024

Time: 5:30 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 lot coverage requirements, height and location of an accessory building in the front yard for a proposed accessory structure in the Hamlet Residential First Density (HR1) Zone. The applicant is proposing to construct an accessory building to the side, but in front of the existing dwelling, whereas the by-law does not permit residential accessory structures in the front yard. The applicant is also proposing to construct a building to a maximum size of 142.69 m² (1,535.9 ft²), whereas the by-law permits a maximum size of 60 m² (645 ft²), and a maximum height of 7.6 metres (24.95 feet), whereas they by-law permits a maximum height of 6.0 metres (19.6 feet). The effect of the variance is to permit the construction of an oversized accessory building which encroaches into the front yard.

Proposal Summary

Requirements	Relief Requested
As per section 4.1 b (ii), the maximum gross floor area the lesser of 60 m ² or 3% lot coverage	Maximum size of 142.69 m ² , or an increase of 82.69 m ²
As per section 4.1 a (ii), be erected closer to the front lot line than the main building	Constructed in the front yard
As per section 4.1 c (ii), shall not exceed 6.0 metres in height.	Proposed height of 7.6 metres

Description and Location of the Subject Lands

The subject property is located on northeast side of Denfield Road, north of the intersection at Denfield Road and Fifteen Mile Road. The land is legally described as Part of Lot 28, Concession 15 South, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 23830 Denfield Road.



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 Ilderton Community Centre (13168 Ilderton Rd). 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: Previously subject to Consent Application file number B-15-2023.

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 6th day of March, 2024.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is written in a cursive style with a large initial "J" and "H".

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