



**COMMITTEE OF ADJUSTMENT DECISION**

**APPLICATION A-17-2023**

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, September 20, 2023. The said decision was reached on Minor Variance A-17-2023, filed by Steve Charles on behalf of Chad Caines, for relief from the Comprehensive Zoning By-law in order to permit a maximum overall size of 59 square metres for all residential accessory buildings, and to place the building in the front yard, for a property legally described as Lots 12 and 17, Plan 47, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 2708 Gideon Drive.

**DECISION:** APPROVED

**DATE OF DECISION:** September 20, 2023

**WITH CONDITIONS / WITHOUT CONDITIONS:** WITH

**COMMITTEE MEMBERS CONCURRING IN THE DECISION:**

Aina DeViet

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John Brennan

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Debbie Heffernan

A handwritten signature in black ink that reads 'Debbie Heffernan'.

Hugh Aerts

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Sue Cates

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Frank Berze

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Wayne Shipley

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## **CONDITIONS**

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

THAT that all roof water be directed, using eaves and downspouts, away from neighbouring properties,

AND THAT the applicant provide an engineered lot grading plan (sealed by a Professional Engineer licensed in Ontario) which ensures that the building does not interfere with local drainage and a letter from the professional engineer stating that the additional runoff generated will not negatively impact adjacent properties

## **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.