



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

APPLICATION FOR MINOR VARIANCE (A-22-2023)

Owner: Sifton Properties Limited

Agent: Alexandra Haasen

Location: Timberwalk Trail

Roll No: 393903408030910

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: October 18, 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 seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the maximum density, minimum front yard setback, and minimum side yard setback in the "Urban Residential Third Density exception 12 (UR3-12)" Zone. The applicant is seeking variances that will increase the maximum density to 31 units per hectare, and reduce the front yard setback to 5.5 m and side yard setback to 3.0 m, and would only be applicable to a few lots within the proposed plan of condominium.

Proposal Summary

Requirements	Relief Requested
Maximum Density - 30 units per hectare	Maximum Density - 31 units per hectare

Requirements	Relief Requested
Minimum Front Yard Setback to an attached garage - 6.0 m (19.7 ft)	Minimum Front Yard Setback to an Attached Garage 5.5 m (18.0 ft)
Minimum Side Yard Setback on the side abutting a public street - 6.0 m (19.7 ft)	Minimum Side Yard Setback on the side abutting a public street - 3.0 m (9.8 ft)

Description and Location of the Subject Lands



The subject land, Block 55, is located on the extension of Arrowwood path, west of Timberwalk Trail in Phase 5 of the Timberwalk subdivision. The land is legally described as Concession 10 PT Lot 26 RP 33R19510 PT Part 3, 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 Marion Cabral for the Municipality of Middlesex Centre at 519-930-1006 or by email 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 45(12) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

Other Planning Act Applications:

SPA-12-2022 – Site Plan Control, under review

39T-MC-CDM2204 – Plan of Condominium (exemption), under review

39T-MC1901 – Plan of Subdivision, final approval issued on September 19, 2023

ZBA-03-2019 – Zoning By-law Amendment approved on September 23, 2020

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 27th day of September, 2023.



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