



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

APPLICATION FOR MINOR VARIANCE (A-25-2023)

Owner: Judith Ann Russell and Richard Dennis Russell

Location: 4605 Woodhull Road

Roll No: 393901903003305

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: January 24, 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 rebuilding a building or structure that was lost by fire, and increasing the size of a non-conforming use. The applicant seeks to locate the new building approximately 40 m north of the previous building, and increase the size of the building from 785.7 m² to approximately 1, 013.4 m².

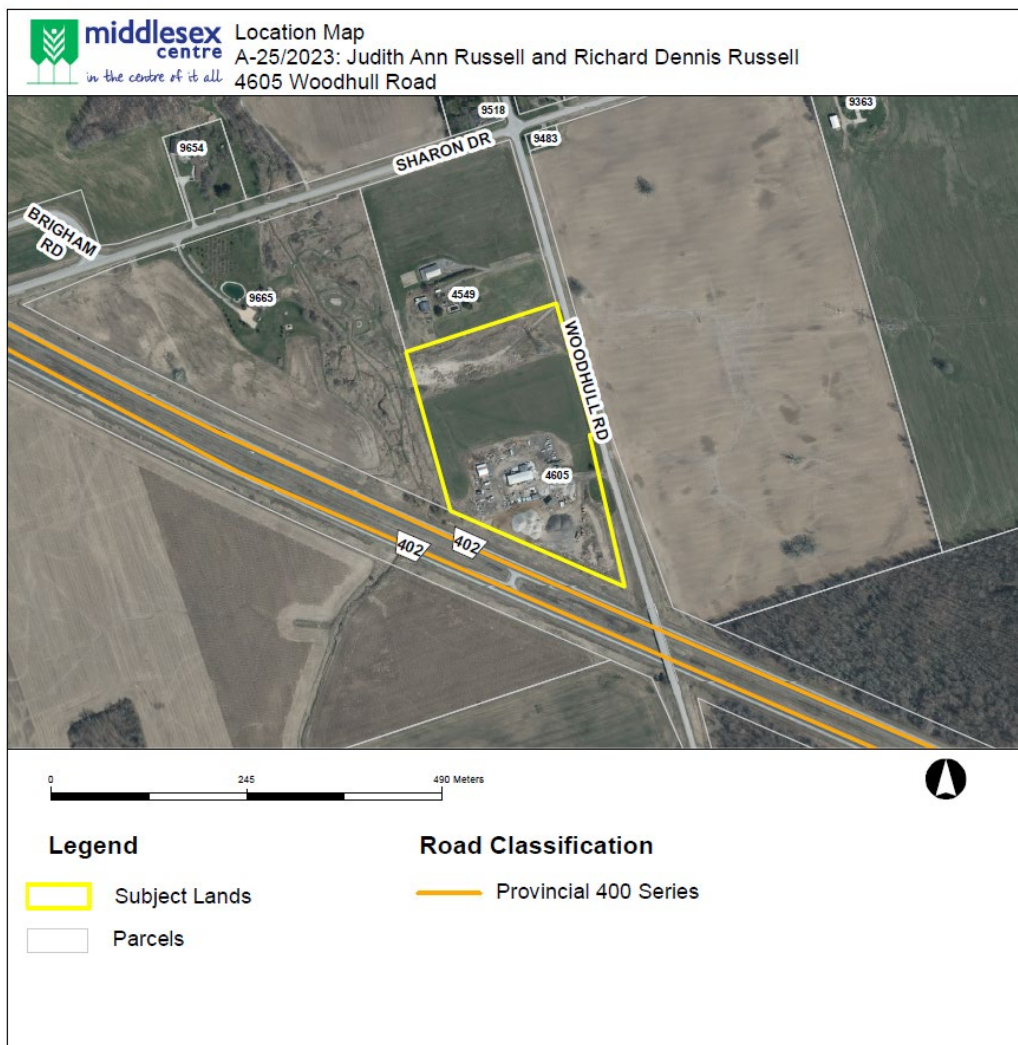
Proposal Summary

Requirements	Relief Requested
4.14 Loss by Natural Causes Notwithstanding any other provisions of this By-law, save and except for Section 4.8, where a building or structure is destroyed or partially destroyed by fire or other natural causes, replacement of the said building or structure to the same basic dimensions and on the same basic site shall be	Locate the new building approximately 40 m north of the previous building destroyed by fire, and increase the size of the new building

Requirements	Relief Requested
permitted, provided a building permit is issued within three (3) years from the date of destruction.	785.7 m ² to approximately 1, 013.4 m ² .
<p>4.20 Non-Conforming Uses</p> <p>Nothing in this By-law shall apply: (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</p>	Increase the size of the non-conforming use from 785.7 m ² to approximately 1, 013.4 m ² .

Description and Location of the Subject Lands

The subject property is approximately 5.58 ha (13.8 ac) and located on the west side of Woodhull Road and the north side of Highway 402. The land is legally described as Concession 3 PT Lot 11 RP 33R15225 Parts 6 to 10 (former Township of Delaware) 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 Ilderton Community Centre. 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:

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 9th day of January, 2024.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and the last name "Hutson" clearly distinguishable.

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