



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

APPLICATION FOR MINOR VARIANCE (A-02-2024)

Owner: Sifton Properties Limited

Location: Timberwalk Trail, Plan 33M-386 Block 56

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: February 21, 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 (1) Minimum Lot Area, (2) Minimum Lot Depth, (3) Minimum Front Yard Setback, (4) Minimum Exterior Side Yard Setback to a public road, (5) Minimum Rear Yard Setback, (6) Maximum Density, and (7) Minimum Outdoor Amenity Space in the "Urban Residential Third Density exception 12 (UR3-12)" Zone. Details of the variance requests are included in the table below.

A location map and sketch of the proposal are attached to this Notice.

Proposal Summary

Requirements in UR3-12	Relief Requested
Minimum Lot Area (townhouse dwelling) – 170 sq. m	Minimum Lot Area (townhouse dwelling) – 160 sq. m for Units 3, 4, 42, and 48
Minimum Lot Depth – 26 m	Minimum Lot Depth – 24 m for Units 4, 5, and 11
Minimum Front Yard Setback (to a Garage) – 6.0 m	Minimum Front Yard Setback (Garage) – 5.5 m for Units 1, 2, 3, 4, and 5
Minimum Exterior Side Yard Setback to a public road – 6.0 m	Minimum Exterior Side Yard Setback to a public road – 3.0 m for Unit 1
Minimum Rear Yard Setback – 6.0 m	Minimum Rear Yard Setback – 4.5 m for Units 4, 5, and 11
Maximum Density – 30 UPH	Maximum Density – 37 UPH
Minimum Outdoor Amenity Space – 45 sq. m	Minimum Outdoor Amenity Space – 35 sq. m for Units 3, 4, 5, 13, 14, 15, 16, 19, 20, 21, 22, 25, 26, 29, 30, 31, 34, 35, 43, 46, 47, 48, and 49

Description and Location of the Subject Lands

The subject land, Block 56, is located on Timberwalk Trail, south of Arrowwood Path in Phase 5 of the Timberwalk subdivision. The land is legally described as Plan 33M-386 Block 56, 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:

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

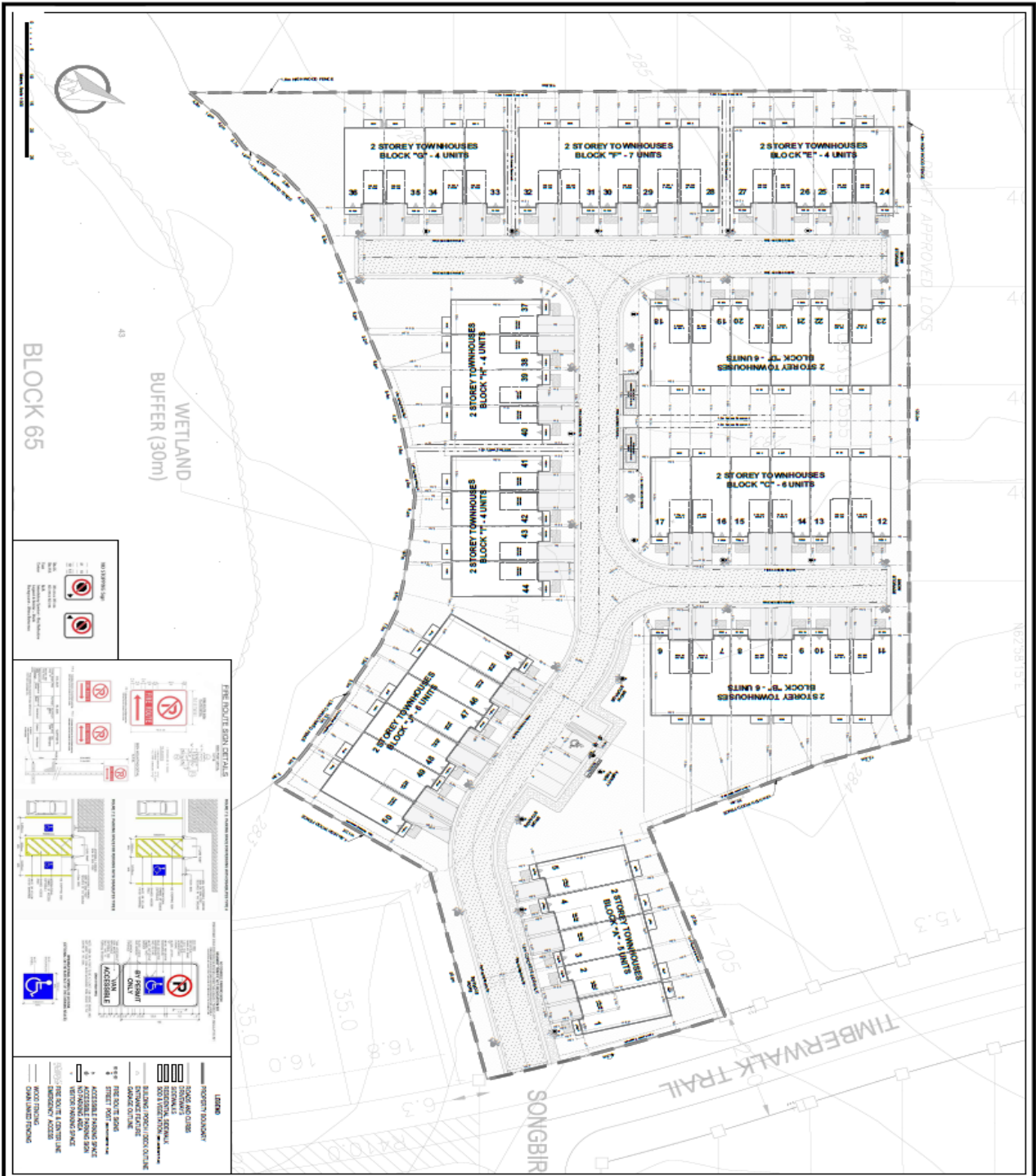
ZBA-03-2019 – Zoning By-law Amendment approved on September 23, 2020

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 6th day of February, 2024.

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





Zoning Data		
Item	Current Zoning	Proposed Zoning
Zoning Description	Residential, Single-Dwelling	Residential, Single-Dwelling
Permitted Uses	Single-Dwelling, Attached-Dwelling	Single-Dwelling, Attached-Dwelling
Maximum Lot Coverage	35.0%	35.0%
Maximum Lot Frontage	60.0m	60.0m
Maximum Lot Depth	30.0m	30.0m
Maximum Front Yard Setback (Single)	3.0m	3.0m
Maximum Front Yard Setback (Attached)	1.2m	1.2m
Maximum Side Yard Setback (Single)	1.0m	1.0m
Maximum Side Yard Setback (Attached)	0.5m	0.5m
Maximum Rear Yard Setback	1.0m	1.0m
Maximum Floor Area Ratio	0.4	0.4
Maximum Height (m)	10.0m	10.0m
Maximum Density (Units/ha)	20	20
Minimum Lot Coverage (Park Land)	0%	0%
Minimum Lot Coverage (Paved)	5%	5%
Minimum Lot Coverage (Other)	5%	5%

APPROVAL STAMP	
Project No.	50 TWO STOREY TOWNHOUSES
Date	23 January 2024
Scale	1:300
Drawn By	AL
Checked By	AH

Sifton	
SIFION PROPERTIES LTD.	
NINE-GO-RHODE DEVELOPMENTS	
1295 RIVERBEND SOUTH, SUITE 300	
LONDON, ONTARIO	
N4R 0C2	
TIMBERWALK TOWNHOMES TIMBERWALK PHASE 5 - BLOCK 65 TIMBERWALK TRAIL LIDERTON, ONTARIO	

CONCEPT PLAN	50 TWO STOREY TOWNHOUSES
Project No.	50 TWO STOREY TOWNHOUSES
Date	23 January 2024
Scale	1:300
Drawn By	AL
Checked By	AH

