



COMMITTEE OF ADJUSTMENT DECISION

APPLICATION A-07-2025

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 – Ilderton Community Centre, Ilderton, Ontario, on Wednesday, April 23, 2025. The said decision was reached on Minor Variance A-07-2025, filed by Scott Wares for relief from the Comprehensive Zoning By-law in order to establish a minimum front yard setback of 1.5 metres (5 feet) for the single detached dwelling, on a property legally described as Part of Lot 12, C Plan 361, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 13291 Ilderton Road.

DECISION: GRANTED

CONDITIONS: YES

DATE OF DECISION: April 23, 2025

COMMITTEE MEMBERS CONCURRING IN THE DECISION:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

Signature

Conditions:

THAT a garage door shall not face the front property line;

AND THAT a survey be prepared by an Ontario Land Surveyor confirming the proposed development meets all lot coverage requirements and setbacks in the Zoning By-law;

AND THAT a lot grading plan prepared by a Professional Engineer be required prior to the issuance of a building permit.

The reasons for granting Minor Variance Application A-07-2025:

- 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.