



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

APPLICATION FOR MINOR VARIANCE (A-07-2025)

Owner: Scott Wares
Location: 13291 Ilderton Road
Roll No: 393903408026202

Public Meeting

The Municipality is seeking input on a development application within 60 metres of your property. An application for a minor variance has been submitted by the applicant and will be heard before the Committee of Adjustment:

Date: April 23, 2025

Time: 3:30 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

Planner: Dan FitzGerald, 519-930-1008 or by email dfitzgerald@middlesex.ca

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 minimum front yard setback requirement for the main dwelling in the Urban Residential First Density (UR1) Zone.

The applicant is seeking a reduction to the front yard setback to 1.5 metres (5 feet), whereas the by-law requires a minimum front yard setback of 6.0 metres (20 feet). The effect of the variance would be to permit an addition on the existing dwelling for intended to be an attached garage.

Proposal Summary

Requirements	Relief Requested
As per section 8.1.4, the minimum rear yard setback is 6 metres (20 feet).	1.5 metres (20 feet)

How to Participate and/or Provide Feedback on the Application

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. There are several ways to participate in the public meeting and/or submit feedback on the application:

- 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 the Committee of Adjustment 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 COMMITTEE** remotely by pre-registering with the Clerk by emailing clerk@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 (13168 Ilderton Rd). 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 the Committee of Adjustment of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk 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 Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006 or by email mcabral@middlesex.ca.

Information on Appeals

Section 45 (12) of the *Planning Act* identifies who is eligible to appeal the decision of the Committee to the Ontario Land Tribunal. If a person or public body has the ability to appeal the decision of the Committee in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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 7th day of April, 2025.

Megan Kamermans

Megan Kamermans - Secretary-Treasurer
Committee of Adjustment, Municipality of Middlesex Centre

Location Map

