



## **NOTICE OF APPLICATION AND PUBLIC MEETING**

pursuant to Section 53  
of the *Planning Act*, R.S.O. 1990, as amended

### **APPLICATION FOR CONSENT (B-06-2025)**

**Owner:** Luke Oslizlo  
**Agent:** Findlater & Associates Inc. c/o Stewart Findlater  
**Location:** Part of Lot 17, London Concession 13 South, Part 1, 33R21594  
**Roll No:** 393903408001502

#### **Public Meeting**

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

**Date:** June 18, 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 below, and on the Municipality's website at [middlesexcentre.on.ca/council-meetings](https://middlesexcentre.on.ca/council-meetings)

**Planner:** Dan FitzGerald, 519-930-1008 or by email [dfitzgerald@middlesex.ca](mailto: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 Consent Application B-6/2025 is to sever three (3) residential lots and retain one lot, from a 4.51 acre (1.83 hectare) parcel located in Birr. Each of the proposed severed as well as the proposed retained lot would have frontages of approximately 33.9 metres (111.2 feet) and areas of 4558.7 square metres (1.1 acres) on Thirteen Mile Road. The effect of the proposal is to establish four (4) lots to permit the construction of a single detached dwelling on each lot.

The lands are designated Agricultural in Middlesex County's Official Plan, Hamlet in Middlesex Centre's Official Plan and are zoned a Hamlet Residential First Density – Holding Zone (HR1) (h-1) in Middlesex Centre's Comprehensive Zoning By-law.

## **Proposal Summary**

<b>Lot</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>
Severed Lot 1	33.9 metres (111.2 feet)	134.475 metres (441.2 feet)	4558.7 square metres (1.1 acres)
Severed Lot 2	33.9 metres (111.2 feet)	134.475 metres (441.2 feet)	4558.7 square metres (1.1 acres)
Severed Lot 3	33.9 metres (111.2 feet)	134.475 metres (441.2 feet)	4558.7 square metres (1.1 acres)
Retained Lot	33.9 metres (111.2 feet)	134.475 metres (441.2 feet)	4558.7 square metres (1.1 acres)

## **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](mailto: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](mailto: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 Middlesex Centre Municipal Office, located at 10227 Ilderton Rd, Ilderton, ON, N0M 2A0. 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](mailto:clerk@middlesexcentre.ca). For more information about this application, including information about appeal rights, please contact the County Planner, Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca).

## Information on Appeals

Section 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision 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 29<sup>th</sup> day of May, 2025.

## **Location Map**

