



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

APPLICATION FOR MINOR VARIANCE (A-10-2025)

Owner: Mark Hasak
Agent: Philip Alves
Location: 205 Edgewater Boulevard
Roll No: 393900002002532

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: May 21, 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 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 construction of an attached covered structure in the rear yard. The applicant is seeking an increase to the maximum lot coverage permitted for a single detached dwelling to 35.86 %, whereas 35 % is permitted, as well as a reduction to the minimum rear yard setback to 7.64 metres, whereas 8.0 metres (26 feet) is required in the Urban Residential First Density (UR1) Zone.

The effect of the minor variance would be to permit the establishment of an addition to the rear of the dwelling in the format of an outdoor, covered patio and associated enclosed storage area.

Proposal Summary

Zoning Reference	Requirements	Relief Requested
Section 8.1.7 a) Maximum lot coverage	35% for a single detached dwelling	35.86%
Section 8.1.6 b) Minimum rear yard setback	8.0 metres (26 feet)	7.64 metres (25 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 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. 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.

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 30th day of April, 2025.

Location Map

