



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

APPLICATION FOR MINOR VARIANCE (A-8-2025)

Owner: 1000919768 ONTARIO INC
Location: 6376 Egremont Drive
Roll No: 393900001008300

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 minimum lot area, lot frontage, front yard setback and interior side yard setback for the establishment of a motor vehicle service establishment in the Highway Commercial (C2) Zone.

The Highway Commercial (C2) Zone contains specific provisions for the motor vehicle service establishments. The applicant is seeking the following:

- A reduction to the minimum required lot area to 1720.6 square metres (0.425 acres), whereas the Zoning By-law requires a minimum lot area of 2,220 square metres (0.5 acres),
- A reduction to the minimum frontage requirement to 30 metres (98.4 feet), whereas the Zoning By-law requires a minimum lot frontage of 45 metres;

- A reduction to the front yard setback to 0.2 metres (0.6 feet), whereas the Zoning By-law requires a minimum front yard setback of 38.0 metres (125 ft) from the centre line of the road. Note, this is to reflect the expansion to an existing structure on the site.
- A reduction to the minimum interior side yard setback to 3.8 metres (12.4 feet), whereas the by-law requires a minimum of 4.5 metres (15 feet).

The effect of the variance would be to permit a motor vehicle service establishment use on the site, while also reducing zoning provisions to permit an addition to the existing building.

Proposal Summary

Zoning Reference	Requirements	Relief Requested
Section 16.2.3 a) Minimum Lot Area	2,200 m ² (0.5 acres).	1720.6m ² (0.425 acres)
Section 16.2.3 b) Minimum Lot Frontage	45.0 m (148 ft).	30m (98.4 feet)
Section 16.2.3 c) Minimum interior side yard setback	4.5 m (15 ft).	3.8 m (12.4 feet)
Section 4.16 Minimum setback from a County Road	38.0 m (125 ft) from the centre line of the road	0.2 m (0.6 feet) from the property line

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 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

