



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

**APPLICATION FOR MINOR VARIANCE (A-14-2025)**

**Owner:** Alexander Schmoll

**Location:** 22811 Highbury Avenue North

**Roll No:** 393903402014300

**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: July 16, 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](https://middlesexcentre.on.ca/council-meetings)

Planner: Marion-Frances Ramos Cabral, 519-930-1006 or by email [mcabral@middlesex.ca](mailto:mcabral@middlesex.ca)

**Purpose and Effect of the Application**

The Municipality is seeking input on a development application within 60 meters 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 to expand a non-conforming use (existing single detached dwelling) on the subject lands.

The subject property historically has contained 2 single-detached dwellings; however, the Zoning By-law only permits 1 single detached dwelling and is therefore considered a non-conforming use. As an existing non-conforming use, Section 4.20 of the Zoning By-law allows existing uses to continue to be used until such time as the use ceases. Additionally, it only permits the existing dwelling and does not contemplate any expansions.

The owner has applied to expand the non-conforming use in the form of additional living space and a garage.

## Proposal Summary

Zoning Reference	Requirements	Relief Requested
Section 4.20 (a) – Non-Conforming Uses	Nothing in this By-law shall apply: to prevent the use of any land, building or structure for any purpose prohibited in this By-law if such land, building or structure was lawfully used for such purpose on the date of the passing of the By-law, so long as it continues to be used for that purpose	Permit the expansion of a non-conforming use by 306.58 m <sup>2</sup> (3,300 ft <sup>2</sup> ) in the format of additional living space and a garage

## 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 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, Marion-Frances Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006 or by email [mcabral@middlesex.ca](mailto: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 July 20 2025.

## Location Map

