



## COMMITTEE OF ADJUSTMENT

### NOTICE OF DECISION With respect to Minor Variance Application Subsection 44 (10)

**FILE NO.:** A-21-2025

**APPLICANT:** Steve McAuley

**ADDRESS:** 12892 Fifteen Mile Road

**DATE OF DECISION:** September 17, 2025

**DATE OF NOTICE:** September 22, 2025

**LAST DATE OF APPEAL:** October 7, 2025

Take notice that the Council for the Municipality of Middlesex Centre **APPROVED** the Minor Variance Application for File No. A-21-2025 under Section 44 of the Planning Act.

Enclosed is the decision of the Committee of Adjustment for the Municipality of Middlesex Centre. The Committee of Adjustment considered all written and oral submissions received regarding this application, the effect of which helped the Committee to make an informed decision.

Notwithstanding the above, subsection 34(19) of the Planning Act identifies the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

The last day for filing an appeal will be twenty days from the date of the Committee of Adjustment's decision, as noted above. If not appealed, the decision will become final and binding upon the expiration of the said twenty-day period.

Take notice that an appeal to the Ontario Land Tribunal in respect to this Consent file may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0 , no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca).

Sincerely,

*Megan Kamermans*

Megan Kamermans, Municipal Deputy Clerk  
Municipality of Middlesex Centre  
10227 Ilderton Rd.  
Ilderton, ON N0M 2A0  
Phone: 519-666-0190 ext.5257



## **COMMITTEE OF ADJUSTMENT DECISION**

### **APPLICATION A-21-2025**

We, the undersigned members of the Municipality of Middlesex Centre Committee of Adjustment, do hereby certify that the following is a decision reached by us at a hearing at the Municipality of Middlesex Centre – Municipal Office, Ilderton, Ontario, on Wednesday, September 17, 2025. The said decision was reached on Minor Variance A-21-2025, filed by Steve McAuley for relief from the Comprehensive Zoning By-law in order to permit a maximum gross floor area of 99 m<sup>2</sup> (1065 sq/ft) for all residential accessory buildings, for a property known municipally as 12892 Fifteen Mile Road, legally described as Part of Lot 28, Concession 15 South, Part 15 on Reference Plan 33R13916, in the Municipality of Middlesex Centre, County of Middlesex.

**DECISION:** GRANTED

**CONDITIONS:** YES

**DATE OF DECISION:** September 17, 2025

### **COMMITTEE MEMBERS CONCURRING IN THE DECISION:**

Hugh Aerts

Sue Cates

Frank Berze

Jean Coles

  
Signature

**CONDITIONS:**

**THAT** the accessory buildings be constructed in the same general location as shown in the applicant's sketch;

**AND FURTHER THAT** the reasons for granting Minor Variance Application A-21-2025:

- The request complies with the general intent and purpose of Middlesex Centre's Official Plan;
- The request complies with the general intent and purpose of Middlesex Centre's Comprehensive Zoning By-law;
- The request is minor in nature; and
- The request represents appropriate development on the subject property.

Property Address: 12829 Fifteen Mile Road  
Property Zoning: HR1  
Property Size: 91.410m x 54.316m  
Property Area: 4965.026 m<sup>2</sup>

Ex. Total Bld. Area: 327.457 m<sup>2</sup>  
Ex. Lot Coverage %: 6.60%  
Ex. Acc. Bld. Area: 42.457m<sup>2</sup>  
Ex. Acc. Bld. Coverage: 0.86%

Proposed Acc. Bld. Size: 6.0m x 9.15m  
Proposed Acc. Bld. Area: 55 m<sup>2</sup>  
Prop. Lot Coverage: 7.70%  
Prop. Acc. Bld. Coverage: 1.96%

Denfield  
Cemetery

## MINOR VARIANCE APPLICATION

PROPERTY  
12892 Fifteen Mile Road

TITLE  
Property Plan

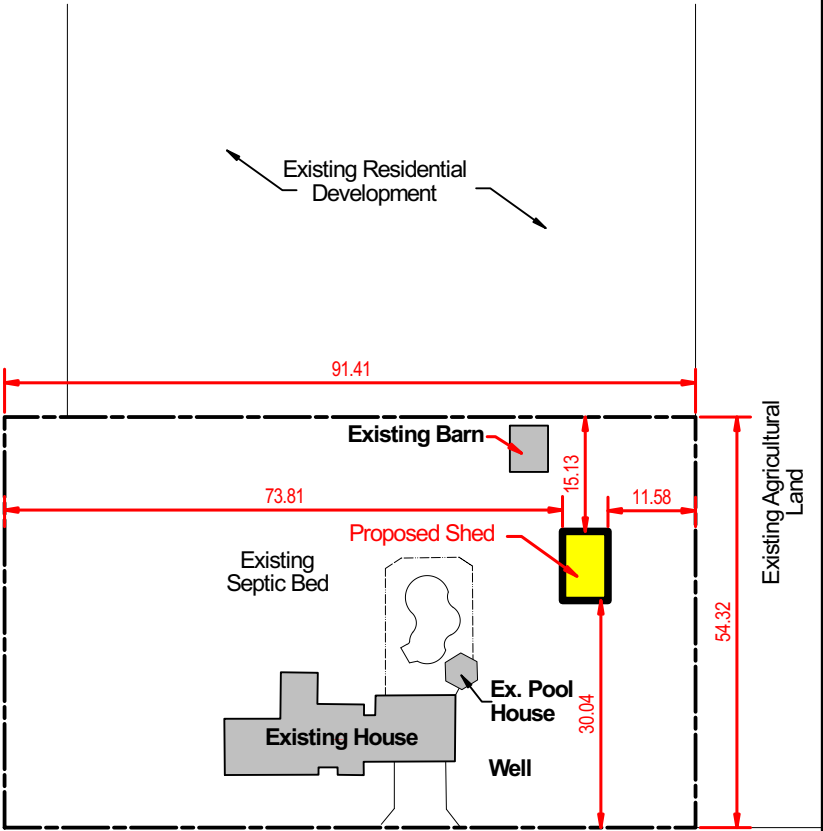
OWNER  
Steve and Marg McAuley

DATE  
August 15, 2025

FIGURE 1

Existing Agricultural  
Land

Denfield Rd.



Fifteen Mile Rd.

Existing Agricultural  
Land