



## COMMITTEE OF ADJUSTMENT

### NOTICE OF DECISION

With respect to Minor  
Variance Application  
Subsection 44 (10)

**FILE NO.:** A-27-2025

**APPLICANT:** Matthew Trueman

**ADDRESS:** 24441 Bear Creek Road

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

**DATE OF NOTICE:** December 19, 2025

**LAST DATE OF APPEAL:** January 6, 2026

Take notice that the Council for the Municipality of Middlesex Centre **APPROVED** the Minor Variance Application for File No. A-27-2025 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 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-27-2025

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, December 17, 2025. The said decision was reached on Minor Variance A-27-2025, filed by Matthew Trueman for relief from the Comprehensive Zoning By-law in order to permit an increase to the maximum permissible size for a home occupation to 40.6 percent of the total floor area, for a property legally described as Part of Lot 16, Concession 9, Part 1 on Reference Plan 33R12365, known municipally as 24441 Bear Creek Rd in the Municipality of Middlesex Centre, County of Middlesex.

**DECISION: GRANTED**

**CONDITIONS: YES**

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

### COMMITTEE MEMBERS CONCURRING IN THE DECISION:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

  
Signature

**CONDITIONS:**

**THAT** the business shall produce no exterior noise, dust or odour, and that all wastes or supplies for the business must be stored within the building.

**AND THAT** all signage proposed must comply with the limits of the zoning and sign by-law.

**AND FURTHER THAT** the reasons for granting Minor Variance Application A-27-2025:

- 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.