



## **NOTICE OF APPLICATION AND PUBLIC MEETING**

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

### **APPLICATION FOR MINOR VARIANCE (A-05-2026)**

**Owner:** Joshua and Chantel Vanleeuwen  
**Location:** 14240 Thirteen Mile Road  
**Roll No:** 393903408001302

#### **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 20, 2026

**Time:** 3:30 p.m.

**Place:** Municipal Office – 10227 Ilderton Road, Ilderton ON N0M 2A0 (Coldstream). 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 below, and on the Municipality's website at [middlesexcentre.ca/council-meetings](https://middlesexcentre.ca/council-meetings)

**Planner:** Dan Fitzgerald, 519-930-1008 or by email [dfitzgerald@middlesex.ca](mailto:dfitzgerald@middlesex.ca).

#### **Purpose and Effect of the Application**

The purpose of the application is to seek relief from the Municipality of Middlesex Centre Zoning Bylaw 2005-005 with respect to the size and location of a proposed accessory building. The applicant is seeking permission to construct an accessory building in the front yard, beyond the forward most position of the dwelling, and to increase the maximum permitted size of accessory buildings on the land are permitted in the Hamlet Residential First Density (HR1) Zone. The effect of the variance for the applicant is to establish a new shop for personal use in front of the existing dwelling, as well as increasing the maximum size for accessory structures located on the property.

Proposal Summary

| Zoning Regulation   | Requirements  | Relief Requested                                 |
|---|---|--|
| Section 4.1 (a) (ii)<br>Accessory Building Front Lot Line | Accessory buildings shall not be located closer to the front lot line than the dwelling | Locating closer to the front lot line            |
| Section 4.1 (a) (iii)<br>Accessory Building Front Yard    | Accessory buildings shall not be located in the front yard.                             | Located in the front yard                        |
| Section 4.1 (b) Maximum Accessory Building Size           | Shall not exceed the lesser of 120 m <sup>2</sup> or 3 percent lot coverage             | 176.5 m <sup>2</sup> or 4.6 percent lot coverage |

**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 Municipal Office located at 10227 Ilderton Road, 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 Dan FitzGerald for the Municipality of Middlesex Centre at 519-930-1008 or by email [dfitzgerald@middlesex.ca](mailto: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 30<sup>th</sup> day of April, 2026.

## Location Map

