



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-07-2026)

Owner: Garrett Allin and Simone Ferreira
Location: 22522 Komoka Road
Roll No: 393900002006700

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: June 17, 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

Planner: Marion-Frances Ramos Cabral, 519-930-1006 or by email mcabral@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 increasing the lot coverage and height for a proposed accessory building (new shop). The applicant is seeking a total maximum lot coverage for all accessory buildings (shop and pool shed) of 173.7 m² (1, 869.7 ft²), whereas the by-law permits a maximum of 120 m² or 10% of the lot coverage, whichever is lower. Additionally, the applicant is seeking a maximum height of 6.4 m (21 ft) for the new shop whereas the by-law permits a maximum height of 5.5 m (18 ft).

The effect of the variance would permit a 167.2 m² (1,800 ft²) new shop in the rear yard which will replace an existing shop located in the same general area. The increase in lot coverage also includes an existing pool shed that will remain as-is on the property.

Proposal Summary

Zoning Regulation	Requirements	Relief Requested
Section 4.1 (b) (i) Lot Coverage & Gross Floor Area	120 m ² (1, 292 ft ²) or 10% of the lot coverage, whichever is lower	173.7 m ² (1, 869.7 ft ²)
Section 4.1 (c) (i) Height	5.5 m (18 ft)	6.4 m (21 ft)

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 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. 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.

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 1st day of June, 2026.

Location Map

