



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

**APPLICATION FOR MINOR VARIANCE (A-20-2022)**

Owner: Angie Fievoli  
Agent: Zelinka Priamo Ltd. c/o Katelyn Crowley  
Location: 22700 Komoka Road

**Public Meeting**

The Committee of Adjustment will hold a public meeting to gather feedback regarding the Minor Variance application to consider the proposal. The details are as follows:

Date: September 7, 2022  
Time: 9:30 am  
Place: Hybrid In-Person/Remote Meeting Online Via Zoom

**Purpose and Effect of the Application**

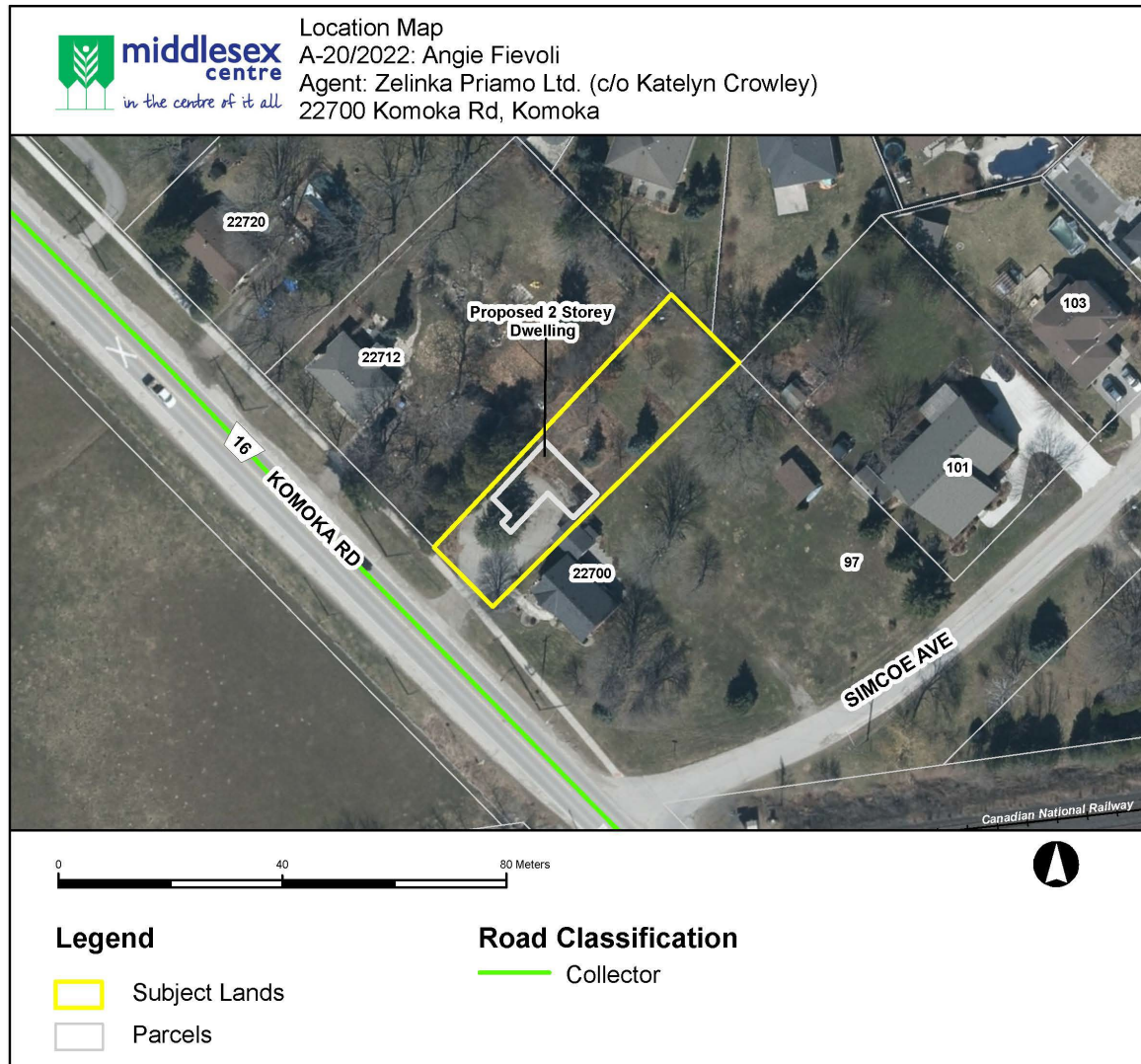
The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Application for Minor Variance is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the minimum interior side yard setback requirement for a property zoned Urban Residential First Density – Exception (UR1-3) Zone. The applicant is requesting a minimum interior side yard setback of 1.8 metres (5.9 feet) on either side of a dwelling, whereas the Middlesex Centre Comprehensive Zoning By-law requires a minimum interior side yard setback of 3.0 metres (10 feet) on either side. The effect of the proposal is to facilitate the construction of a new single detached dwelling.

**Proposal Summary**

<b>Requirements</b>	<b>Relief Requested</b>
As per section 8.3.3 (e) (i), the minimum interior side yard setback for a dwelling is 3.0 metres (10 feet).	1.8 metres, which is a decrease of 1.2 metres.

## Description and Location of the Subject Lands

The subject property is located on the east side of Komoka Road, just north of the intersection of Komoka Road and Simcoe Ave in Komoka. The land is legally described as Part of lots 3 and 4, and Lot 5, Block R, Plan 109, in the Municipality of Middlesex Centre, County of Middlesex.



## About the Public Meeting

### What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development via a brief presentation, ask questions, and/or make statements either in favour of, or in opposition to the proposal. 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.

## How to Participate in the Public Meeting

- 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 Council 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 part 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 COUNCIL** remotely by pre-registering with the Planning Department by emailing [planning@middlesexcentre.ca](mailto:planning@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 Middlesex Centre Municipal Office. 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 Council of the Municipality of Middlesex Centre regarding the proposed application, you must make a written request to the Clerk of the Municipality of Middlesex Centre 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).

## Other Information

If a person or public body does not make oral submissions at a public meeting or make a written submission(s) to the Municipality of Middlesex Centre before the application is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Middlesex Centre to the Ontario Land Tribunal.

If a person or public body does not make an oral submission(s) at a public meeting, or make written submissions to the Municipality of Middlesex Centre before the application is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

## 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 16<sup>th</sup> day of August, 2022.

James Hutson  
 Municipal Clerk  
 Municipality of Middlesex Centre  
 10227 Ilderton Road  
 Ilderton, ON, N0M 2A0

**Attachment 1 – Proposed Site Plan**

