



**COMMITTEE OF ADJUSTMENT DECISION**

**APPLICATION A-22-2023**

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 Offices, Coldstream, Ontario, on Wednesday, October 18, 2023. The said decision was reached on Minor Variance A-22-2023, filed by Sifton Properties Limited for relief from the Comprehensive Zoning By-law in order to establish a minimum front yard set back of 5.5 m (18.0 ft) for Units 15, 16, 19, 28, and 31, a minimum side yard setback on the side abutting a public street of 3.0 m (9.8 ft) for Unit 1, and a maximum density of 31 units per hectare, whereas the Middlesex Centre Comprehensive Zoning By-law requires a minimum front yard set back of 6.0 m (19.7 ft), a minimum side yard setback on the side abutting a public street of 6.0 m (19.7 ft) and a maximum density of 30 units per hectare, for a property legally described as Block 55 of 33M-836, in the Municipality of Middlesex Centre, County of Middlesex.

**DECISION:** APPROVED

**DATE OF DECISION:** October 18, 2023

**WITH CONDITIONS / WITHOUT CONDITIONS:** WITH

**COMMITTEE MEMBERS CONCURRING IN THE DECISION:**

Aina DeViet

John Brennan

Debbie Heffernan

Hugh Aerts

Sue Cates

Frank Berze

**CONDITIONS**

THAT the driveway of Unit 1 is located in the front yard of the unit and connected to the internal private road;

AND THAT the driveway of Units 15, 16, 19, 28, and 31 contain sufficient space for at least 1 parking space in compliance with the Zoning By-law;

## **REASONS**

- 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.