



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

**APPLICATION FOR MINOR VARIANCE (A-11-2024)**

Owner: Derek and Alexandra Stevens

Location: 80 Westbrook Drive

Roll No: 393900001022104

**Public Meeting**

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

Date: July 17, 2024

Time: 3:30 p.m.

Place: 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 on the Municipality's website at [middlesexcentre.on.ca/council-meetings](http://middlesexcentre.on.ca/council-meetings)

**Purpose and Effect of the Application**

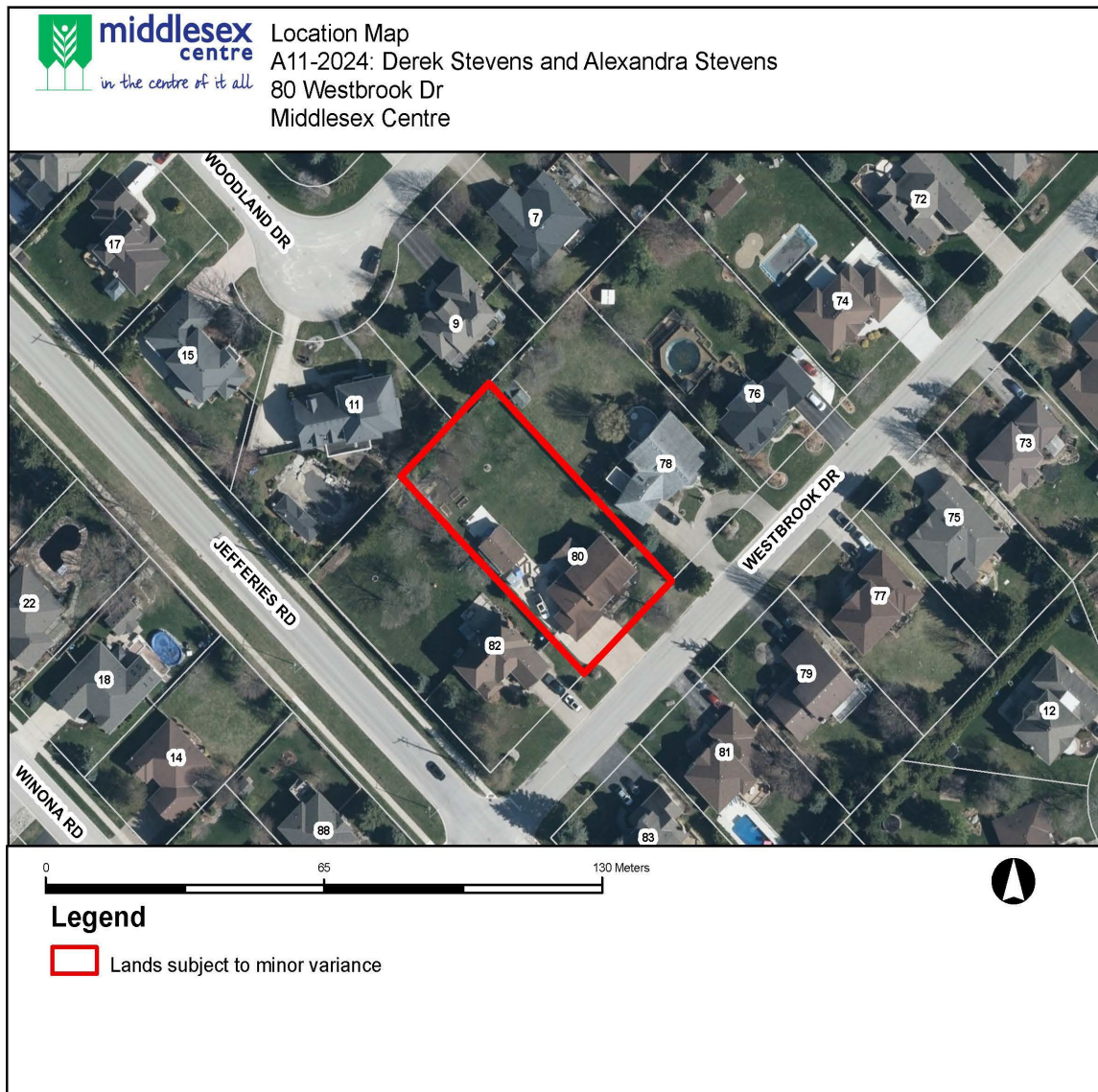
The Municipality is seeking input on a development application within 60 metres of your property. The purpose and effect of the Application for Minor Variance is to seek relief from the Middlesex Centre Comprehensive Zoning By-law 2005-005 as it relates to the maximum lot coverage requirements of an accessory building in the Urban Residential First Density (UR1) Zone. The applicant is proposing to construct an accessory building in the rear yard in the format of a pool cabana, while also maintain an existing detached garage and shed. The maximum size of all three structures (two built) would be 115.2 m<sup>2</sup> (1,240 ft<sup>2</sup>), whereas the by-law permits a maximum size of the lesser of 50 m<sup>2</sup> (538 ft<sup>2</sup>) or three percent lot coverage. The effect of the variance is to permit the construction of an additional accessory building while maintaining the existing structures onsite.

## Proposal Summary

Requirements	Relief Requested
As per section 4.1 b (i), the maximum gross floor area the lesser of 50 m <sup>2</sup> or 3% lot coverage	maximum size of 115.2 m <sup>2</sup>

## Description and Location of the Subject Lands

The subject property is located on north side of Westbrook Drive, northeast of the intersection at Jefferies Road and Westbrook Drive. The land is legally described as Part of Lot 9, Concession 2, Part 2 on Reference Plan 33R7765, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 80 Westbrook Drive.



## **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 the Committee 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 THE COMMITTEE** 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 Ilderton Community Centre. 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 for 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 Committee of Adjustment for 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.

Notwithstanding the above, subsection 45(12) of the Planning Act prescribes the eligible 'persons' that may appeal the decision to the Ontario Land Tribunal.

**Other Planning Act Applications:** Previously subject to Consent Application file number B-15-2023.

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 2<sup>nd</sup> day of July, 2024.

A handwritten signature in black ink, appearing to read "James Hutson". The signature is fluid and cursive, with the first name "James" and the last name "Hutson" clearly distinguishable.

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