



COMMITTEE OF ADJUSTMENT DECISION

APPLICATION A-23-2024

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 – Ilderton Community Centre, Ilderton, Ontario, on Wednesday, December 18, 2024. The said decision was reached on Minor Variance A-23-2024, filed by Benjamin Moyle and Misty Tina Moyle, for relief from the Comprehensive Zoning By-law in order to permit a maximum gross floor area of 82 m² for all residential accessory buildings, and permit a maximum height of 7.6 m for an accessory building (garage) and 7.9 m for an accessory building (pool house), for a property legally described as Plan 47 PT Park Lot 13 RP 33R19278 Parts 4 8 to 10 (former Township of Delaware), in the Municipality of Middlesex Centre, County of Middlesex

DECISION: GRANTED

CONDITIONS: YES

DATE OF DECISION: December 18, 2024

COMMITTEE MEMBERS CONCURRING IN THE DECISION:

Hugh Aerts

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Sue Cates

Handwritten signature of Sue Cates in black ink.

Frank Berze

Handwritten signature of Frank Berze in black ink.

Wayne Shipley

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Jean Coles

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CONDITIONS

THAT the accessory buildings be constructed in the same general location as shown in the applicant's sketch, attached to this report;

AND FURTHER THAT no dwelling be established within the accessory buildings unless permitted by the Municipality through the Zoning By-law;

AND FURTHER THAT the applicant provide updated stormwater calculations (by a Professional Engineer licensed in Ontario) for the entire site which considers the proposed lot coverage and extent of concrete surfaces that were not previously included in the lot coverage calculations,

The reasons for granting Minor Variance Application A-23/2024:

- 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.