



COMMITTEE OF ADJUSTMENT DECISION

APPLICATION A-02-2025

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, February 26, 2025. The said decision was reached on Minor Variance A-02-2025, filed by Melchers Developments Inc for relief from the Comprehensive Zoning By-law in order to establish a maximum lot coverage of 44 percent for the single detached dwelling, whereas the Middlesex Centre Comprehensive Zoning By-law permits a maximum lot coverage of 40 percent, for a property legally described as Lot 30 on Plan 33M836, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 167 Timberwalk Trail.

DECISION: GRANTED

CONDITIONS: YES

DATE OF DECISION: February 26, 2025

COMMITTEE MEMBERS CONCURRING IN THE DECISION:

Hugh Aerts

Sue Cates

Frank Berze

Wayne Shipley

Jean Coles

Signature

Conditions:

THAT the increase in lot coverage shall only apply to the construction of a single storey dwelling unit on the lands,

AND THAT a lot grading plan from developer's engineer to be provided and to include the covered deck.

The reasons for granting Minor Variance Application A-2-2025:

- 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.