



COMMITTEE OF ADJUSTMENT DECISION

APPLICATION A-03-2025

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-03-2025, filed by Gary J Gerard c/o 4thGStudio Incorporated on behalf of Mark Guzi, for relief from the Comprehensive Zoning By-law in order to establish a maximum lot coverage of 35.7 percent for the single detached dwelling and 39 percent for the single detached dwelling and accessory structure, as well as a reduced east interior side yard of 2.1 metres, for a property legally described as Part Block A, Plan 981, Part 2 on Reference Plan 33R19261, in the Municipality of Middlesex Centre, County of Middlesex, and municipally known as 144 Parkview Drive.

DECISION: GRANTED

CONDITIONS: NO

DATE OF DECISION: February 26, 2025

COMMITTEE MEMBERS CONCURRING IN THE DECISION:

Hugh Aerts

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Sue Cates

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Frank Berze

A handwritten signature in black ink, appearing to read 'Frank Berze'.

Wayne Shipley

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Jean Coles

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Conditions:

None

The reasons for granting Minor Variance Application A-3-2025:

- 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.